



City of La Mesa

COMMUNITY DEVELOPMENT

September 28, 2005

Lucetta Dunn, Director
Housing and Community Development
P.O. Box 952050
Sacramento, CA 94252-2050

RECEIVED
SEP 30 2005
DIV. OF HOUSING
POLICY DEVELOPMENT HCD

Dear Ms. Dunn:

Re: Annual Progress Report on the Status of the General Plan 2004-2005

Enclosed is a copy of the annual report to the legislative body on the status of the City of La Mesa General Plan, as required by California planning law [Government Code Section 65400(b)].

The report was considered and accepted by the La Mesa City Council at their regular meeting on September 27, 2005. If you have any questions regarding this matter, feel free to contact me at (619) 667-1187.

Sincerely,

Rachel A. Hurst
Planning and Development Services Director

Enclosure: City of La Mesa - Annual Report – Implementation of the General Plan



CITY OF LA MESA

2004 – 2005 ANNUAL REPORT

IMPLEMENTATION OF THE GENERAL PLAN

**Under Construction - Replacement Fire Station 11
and Fire Administration Building**



SEPTEMBER 27, 2005

CITY OF LA MESA

2004 – 2005 ANNUAL REPORT IMPLEMENTATION OF THE GENERAL PLAN



SEPTEMBER 27, 2005

REPORT



CITY OF LA MESA

TO the MAYOR and MEMBERS of the CITY COUNCIL From the CITY MANAGER

DATE: September 27, 2005

SUBJECT: Consideration of the 2004-2005 Annual Report – Implementation of the General Plan

ISSUING DEPARTMENT: Community Development

SUMMARY: Government Code requires the legislative body of all general law cities to consider an annual report on their General Plan's implementation and transmit it to the State

Issue: Cities must consider an annual report on their General Plan's Implementation

Recommendation: That the City Council consider and accept the 2004–2005 Annual Report - Implementation of the General Plan and authorize staff to transmit it to the State.

Fiscal Impact: There is no direct fiscal impact associated with this action.

BACKGROUND.

Government Code Section 65400 requires the legislative body of all general law cities to consider an annual report on their General Plan's implementation, including progress on implementation of the goals of the General Plan. This annual report on the status of the General Plan implementation must be submitted to the City Council and the State Office of Planning and Research. In addition, the report is to include information on the City's progress in meeting its fair share of regional housing needs, which is included in Appendix "A" – Housing Element Programs.

The General Plan was originally adopted by the City Council in 1965. The General Plan was comprehensively reviewed and the most recent comprehensive update of the General Plan was adopted by the City Council on March 12, 1996. The Housing Element was comprehensively updated in 2005. The General Plan is required to have specific elements, which establish locally important City policy. Once adopted, the City Council and Planning Commission are required to ensure that development, both private and public, is consistent with the goals and policies of the plan.

This 2003-2004 Annual Report on the Implementation of the General Plan identifies the projects and programs that have implemented the goals of the General Plan during the past year.

DISCUSSION:

The attached 2004-2005 Annual Report - Implementation of the General Plan is organized by the different Elements of the General Plan, which are as follows:

- ☐ Land Use & Urban Design Element
- ☐ Circulation Element
- ☐ Conservation & Open Space Element
- ☐ Historic Preservation Element
- ☐ Safety Element
- ☐ Public Services & Facilities Element
- ☐ Housing Element

Each of these Elements has specific goals, policies and objectives that relate to and support the locally important City policy established through the General Plan. This 2003-2004 Annual Report addresses the progress made in implementing the goals established in the Elements of the General Plan.

Highlighted in this report and on the cover is the construction of the replacement Fire Station 11 and Fire Administration Building. A bond issue that was passed, overwhelmingly, by the citizens of La Mesa in 2004 is funding this construction project. It is anticipated that the new station will be ready for service beginning in March 2006. A new Police Station is currently in the design phase. The new station will be constructed on the corner of the La Mesa Civic Center that currently is the County Library building site and the former Helix Water District building.

The Civic Center facilities are also being enhanced with the design of a new temporary library, satellite post office, cultural and educational facility, and design of transit stop improvements. The City of La Mesa submitted an application to receive funding from the State of California to construct a new public library. Funding was available through the sale of \$350 million of state general obligation bonds which was authorized through the Library Bond Act of 2000 (Proposition 14.) The City of La Mesa had requested \$10,992,150 to finance the construction of a new library facility to replace the current public library that was built in 1957. Although La Mesa's project was not funded, a new Library Bond Act of 2006 measure will appear on the June 2006 ballot. Should the measure pass, \$300 million (of the total \$600 million) will be set aside for projects that went unfunded under Proposition 14.

The PARKS Project has been a focus of the City of La Mesa for many years and future additional phases that include a youth sports complex with ball fields, an access road from La Mesita Park, and additional parking. The last phase of the project is expected to be completed in the summer of 2005. The second feature of The PARKS Project is at Briercrest Park. This park will be accessible for people with disabilities. Construction of phase one of the projects began earlier this year. Funding for the PARKS Project is derived from public, private, and corporate sources. The cost for maintaining the park at Briercrest comes from lease payments of a planned adjacent senior housing complex that will sit on 2 acres of the park property. This unique funding relationship ensures the long-term stability of the park's beauty.

Also identified in the Annual Report are projects that a projects that implemented Land Use, Urban Design, and Housing Element goals. The City has continued implementation of the strategic plan to create opportunities for redevelopment and infill development along the El Cajon Boulevard, La Mesa

Boulevard, and University Avenue corridors. The Mixed Use Overlay Zone and new Design Guidelines have facilitated new development along these corridors. The projects are compatible with the adjacent neighborhoods and provide for an improved pedestrian experience along the street. Projects include condominium/townhome developments that provide for revitalization of the transit corridors.

Many other programs and projects are identified in this 2003-2004 Annual Report – Implementation of the General Plan that support the various goals and policies of the General Plan. There are various current projects and programs that will support the goals of the General Plan in the coming year. Some of these are a continuation of the projects in this current 2003-2004 Annual Report and some are new programs and projects.

The Grossmont medical campus is continuing their expansion with the construction of a 5-story medical office building that was approved in 2004. Adjacent to this building will be a 6-story parking structure to serve the medical campus. Construction will likely commence next year.

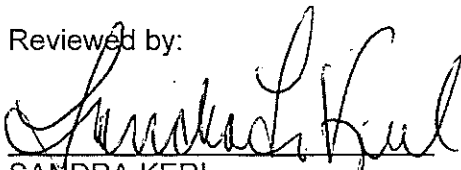
The City will continue to pursue a Transit-oriented Development (TOD) at the Grossmont Trolley Station. In previous years, the City prepared a feasibility study, in conjunction with the Metropolitan Transit Development Board (MTDB). The study was used to solicit development interest for the site. The City and MTDB are currently in negotiations with Fairfield Residential LLC to construct a mixed-use transit oriented development.

The City will continue to implement the Civic Center Master Plan and pursue the funding necessary to complete the proposed projects in the master plan. The plan promotes the improvement of the civic center facilities, enhance service delivery over the long term, and to better link the Civic Center facilities to the Downtown Village.

CONCLUSION

Staff recommends that the City Council consider the 2003-2004 Annual Report – Implementation of the General Plan and authorize staff to transmit the report to the State Office of Planning and Research.

Reviewed by:



SANDRA KERL
City Manager



DAVID E. WITT
Assistant City Manager/Community
Development Director

Attachments:

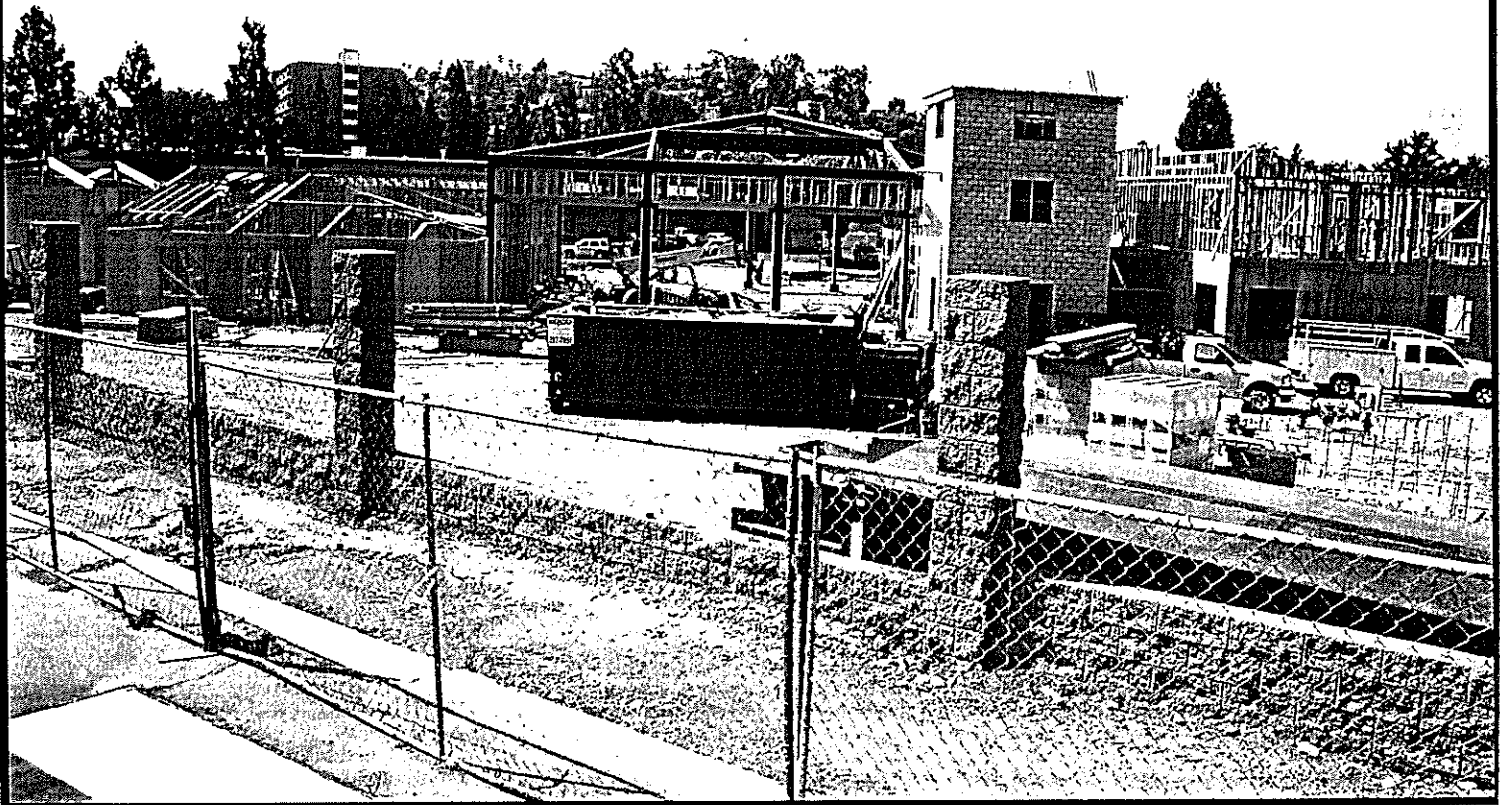
- Attachment "A"– 2003-2004 Annual Report of the Implementation of the General Plan

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IMPLEMENTATION OF THE GENERAL PLAN

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SECTION I INTRODUCTION AND SUMMARY

The State Government Code requires that an annual report on the General Plan be submitted to the City Council on the status of the Plan and progress on its implementation. The annual report is also submitted to the State Office of Planning and Research and the Department of Housing and Community Development.

The information provided in this report is intended to assist the City Council in determining success in implementing policies in the General Plan. This 2001-2002 Annual Report – Implementation of the General Plan addresses the goals of the following elements of City of La Mesa General Plan:

- ☐ Land Use & Urban Design Element
- ☐ Circulation Element
- ☐ Conservation & Open Space Element
- ☐ Historic Preservation Element
- ☐ Safety Element
- ☐ Public Services & Facilities Element
- ☐ Housing Element

Provided in this document is a brief overview of existing programs implementing the General Plan's goals. It is hoped that this information will increase the understanding of the breadth of implementation already in place and the comprehensive scope of programs in various stages of completion.

The City of La Mesa has many on-going programs and maintenance projects that contribute to the implementation of the policies of the General Plan. A brief overall description of these on-going programs and maintenance projects are addressed in the document, along with the specific projects that implement the goals and policies of each element. Each is identified and a brief explanation is provided.

SECTION II LAND USE & URBAN DESIGN ELEMENT

The General Plan's Land Use & Urban Design Element addresses the major issue areas that focus on the physical form and development of the community. This Element also identifies the goals and policies of the City as it relates to La Mesa's role in a regional planning context. The policies of the Land Use & Urban Design element place heavy emphasis on two concepts: preservation and enhancement of residential neighborhoods and open spaces, and insuring that new development and redevelopment along the City's major commercial and transportation corridors is of a high quality and fits well into the fabric of the community. In satisfying these two concerns, it will be the task of City leaders to preserve the past while allowing a level of growth necessary to sustain a viable community.

Land Use Goal 1:

To establish and implement an effective set of long-range land use policies and programs which will ensure the general health, safety and welfare of the citizens of La Mesa.

- ❑ To further this goal, and to implement Land Use Policy 7, the City has maintained a variety of active code enforcement programs. In 2004-2005, the Community Development Department investigated 381 zoning code enforcement cases.
- ❑ City maintains an on-going code enforcement program addressing mobilehome parks. Fire, Planning and Building Departments are collectively involved in this coordinated code enforcement effort. There are currently nine (8) mobilehome parks located in the City. The schedule of the maintenance inspections of the mobilehome parks is based on the guidelines established in the California Mobilehome Parks Act.

Land Use Goal 2:

To establish the policies and programs which will create opportunities for infill development and redevelopment, which are compatible and in context with the surrounding land uses and improve the character of the community.

- ❑ The City has continued implementation of the strategic plan to create opportunities for redevelopment and infill development along the El Cajon Boulevard, La Mesa Boulevard, and University Avenue corridors. The Mixed Use Overlay Zone and new Design Guidelines have facilitated new development along these corridors. The projects are compatible with the adjacent neighborhoods and provide for an improved pedestrian experience along the street. Projects

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include condominium/townhome developments that provide for revitalization of the transit corridors.

Land Use Goal 5:

To promote the continued development of the Grossmont Specific Plan area as a high density, urban sub-center serving regional needs for business operations, shopping, transportation and health care.

- ❑ The City and MTDB are currently negotiating with a development team to construct a mixed-use transit oriented development at the Grossmont Trolley Station. This station has gained in importance with the 2005 opening of the Mission Valley East Light Rail Transit line. The development will likely begin construction in late 2005.
- ❑ In order to serve the Grossmont Specific Plan area, sewer system upgrades to increase capacity of the Alvarado Trunk line from Trolley Court to Jackson Drive are currently being designed and will be constructed in concert with the Grossmont Trolley Station development.
- ❑ As part of the PARKS Project, phase one construction at Briercrest Park was completed this year. The Park is accessible for people with disabilities. The final phase at Briercrest will include specialized garden areas, a climbing rock, and water features. Funding for the project is derived from public, private, and corporate sources.
- ❑ Plans for an assisted living facility have been approved for Briercrest Park. This project will help support the maintenance and operation of the park facilities through a public/private partnership.
- ❑ A 5-story medical office building, located within the Grossmont medical campus, was approved in 2004. Adjacent to this building will be a 6-story parking structure to serve the medical campus. Construction will likely commence next year.
- ❑ The Grossmont Shopping Center has implemented a comprehensive sign program that provided for a re-freshened image by updating the shopping center identification signs, as well as tailored sign regulations to serve tenants of the center.

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Land Use Goal 6:

To preserve and enhance the Downtown Village area as the City's symbolic center providing for a vibrant commercial, civic and residential district designed and developed at a human scale to encourage pedestrian activities and travel.

- The City of La Mesa completed a Civic Center Master Plan to improve the civic center facilities, enhance service delivery over the long term, and to better link the Civic Center facilities to the Downtown Village. Implementation of this plan is well underway with the passage of a \$25 million Public Safety Facility Bond Measure that was approved by voters in March 2004. A new Fire Station Headquarters is currently under construction. It is anticipated that the new station will be ready for service beginning in March 2006. A new Police Station is currently in the design phase. The Civic Center facilities are also being enhanced with the design of a new temporary library, satellite post office, cultural and educational facility, and design of transit stop improvements.
- In April 2005, the City Council selected an architectural firm to complete the conceptual design and construction documents for the new Police Station. This design will ultimately address the needs expressed in the Civic Center Master Plan. The new station will be constructed on the corner of the La Mesa Civic Center that currently is the County Library building site and the former Helix Water District building.
- The City of La Mesa submitted an application to receive funding from the State of California to construct a new public library. Funding was available through the sale of \$350 million of state general obligation bonds which was authorized through the Library Bond Act of 2000 (Proposition 14.) The City of La Mesa had requested \$10,992,150 to finance the construction of a new library facility to replace the current public library that was built in 1957. Although La Mesa's project was not funded, a new Library Bond Act of 2006 measure will appear on the June 2006 ballot. Should the measure pass, \$300 million (of the total \$600 million) will be set aside for projects that went unfunded under Proposition 14.
- During fiscal year 2002-2003, the bus stop at the corner of Allison Avenue and Date Avenue was one of the busiest transit stops in La Mesa. In 2003-2004 this busy bus stop was enhanced with a new awning, benches, refuse receptacles and lighting to provide a comfortable, attractive, and safe setting for bus patrons. In addition, landscape and hardscape improvements as well as installation of signage made this stop a user-friendly addition to the Downtown.
- The City formed the La Mesa Community Parking Commission, which serves as a permanent advisory body to the City Council. The Commission is looking into ways to improve the parking revenue stream and to use the additional revenue to fund additional enforcement and Downtown revitalization projects.

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- Murals with the theme of “People Helping People” were unveiled for the Walkway of the Stars Landmark located in the downtown center, near the Walk of Fame. The Walk of Fame was established as a means to recognize and honor leaders who’s contribution over the years made La Mesa one of the most desirable communities in which to live, raise a family, work and play. The Walkway of the Stars Landmark honors the City’s most dedicated volunteers. The walkway between La Mesa Blvd. and the Allison Ave. parking lot will honor the men and women who have contributed 10,000 volunteer hours.
- With grant funds, the City prepared a design of the improvements to the municipal parking lot that serves the downtown. The proposed improvements include new lighting, landscaping, improved recycling refuse station, improved pedestrian circulation to the Walkway of Stars, and other amenities to increase the parking efficiency and aesthetics of this important community facility.

Land Use Goal 7:

To create a network of mixed-use transportation corridors throughout the City by transforming El Cajon Boulevard, Fletcher Parkway, La Mesa Boulevard, Spring Street, and University Avenue into tree lined civic boulevards accommodating a mix of high volume retailers, professional offices, financial centers, and moderate density residential projects.

- Projects in different stages of planning will introduce more residential/mixed use projects along the El Cajon Blvd. and University Avenue corridors. The success of residential and mixed-use projects encourages the recycling of other marginal properties for development, thus improving the transit corridors of the City of La Mesa.
- University Avenue Revitalization Project funding for the construction design was recently approved following the completion of the conceptual design. The mission statement derived for the project was: To improve the health and vitality of University Avenue by improving aesthetics, maximizing walkability, and creating a unifying streetscape theme. Four public workshops have been scheduled to gather additional input from residents, property owners, and businesses that use this important avenue in La Mesa. The project will look at improving the aesthetics, walkability, traffic circulation, and safety along the roadway. Final design is hoped to be completed next summer (2006).
- The City secured grant funding of \$208,000 to construct pedestrian enhancements at the intersection of University Avenue and Yale Avenue. This intersection is located near a local high school and the improvements will create a safe route for students to walk to school.

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Urban Design Goal 1:

Promote and preserve a strong positive community identity and image of the City of La Mesa.

- The City will be pursuing grant opportunities for the funding of the University Avenue improvements, including new entry signage.
- A La Mesa Village Revitalization Committee was formed in 2004-05, which consists of City staff, downtown merchants, property owners, and other community members. The Committee is looking into ways to improve and promote the downtown village of the City of La Mesa.

Urban Design Goal 2:

To improve the quality of life in La Mesa through the application of urban design principles for new development and redevelopment.

- To further these goals, the City of La Mesa Design Review Board considered and made recommendations on 14 projects during FY 2004-2005.
- The new Mixed Use Overlay Zone and new Design Guidelines have facilitated new development along La Mesa's transit corridors. Implementation of this strategic plan is creating opportunities for redevelopment and infill development that are compatible with the adjacent neighborhoods and provide for an improved pedestrian realm along the street.

SECTION III CIRCULATION ELEMENT

The Circulation Element outlines a comprehensive approach for establishing goals and policies for a complete transportation system. This system is made up of various networks representing the different modes of travel (i.e., cars, buses, walking, cycling, etc.). The Circulation Element outlines the short- and long-range issues related to the particular components of the circulation network. It also defines the issues related to linking the various networks into a cohesive and effective overall transportation network.

Circulation Goal 1:

To provide La Mesa with a system of streets and highways which are functional, safe, accessible, and attractive.

- The City completed Phase III of the West End Streetlight Project. During the third and final phase, 51 new streetlights were installed. The goal of the project was geared toward improving safety in the West End.
- As part of the annual street maintenance program, the City's maintenance crew will complete street repairs throughout La Mesa, preparing them for slurry seal. This year the focus is concentrated on Zone 2, the north central area of the City. Annually, the City's contractor applies a rubberized slurry seal coating to approximately 3 million square feet of pavement.
- Phase III of the Citywide Pavement Condition Assessment and Analysis project is being completed. The condition assessment survey has been implemented to evaluate the streets and rank them based on maintenance needs using the APWA Paver program. Maintenance zones and budgets have been established based on the ranking. The condition assessment survey was a 3-year contract to survey all street pavements in the City.
- Funding for the construction design of the University Avenue Revitalization Project was recently approved following the completion of the conceptual design. The mission statement derived for the project was: To improve the health and vitality of University Avenue by improving aesthetics, maximizing walkability, and creating a unifying streetscape theme. Four public workshops have been scheduled to gather additional input from residents, property owners, and businesses that use this important avenue in La Mesa. The project will look at improving the aesthetics, walkability, traffic circulation, and safety along the roadway. Final design is hoped to be completed next summer (2006).

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- ❑ In response to citizen traffic requests, 93 work orders were prepared that resulted in the installation of one all-way stop, 4 no parking zones, 28 painted curbs, 38 miscellaneous signs, 12 pavement markings, 8 disabled person's parking spaces and 2 traffic devices.
- ❑ The City of La Mesa Neighborhood Traffic Management Program was approved by the City Council and implemented in February 2004. Citizen initiated traffic calming requests are reviewed and processed through the program in an effort to implement measures to reduce speeding on residential streets. In the last year, speed humps were installed on High Street, phase I traffic calming measures consisting of installation of additional speed limit signs and painting lane edge lines were performed in the Dale Avenue neighborhood, and staff is currently reviewing traffic conditions on Amaya Drive.
- ❑ Traffic education brochures are available on the City's web site to inform citizens on a variety of traffic-related issues such as traffic signals and stop signs, speed limits, and parking restrictions.
- ❑ State grant monies from the Safe Routes to School program were used to complete construction of new sidewalk along Lemon Avenue from Lemon Avenue Elementary School to the SR-125 freeway.
- ❑ The City secured grant funding of \$208,000 to construct pedestrian enhancements at the intersection of University Avenue and Yale Avenue which is located near a high school. The pedestrian enhancements will create a safe route for students to walk to school.
- ❑ Battery backup systems are now installed at 55 of the City's 57 signalized intersections to ensure that signals operate uninterrupted during short power outages.
- ❑ In 2004-05, the City formed the La Mesa Community Parking Commission, which serves as a permanent advisory body to the City Council. The Commission is looking into ways to improve the parking revenue stream and to use the increase in revenue to fund additional enforcement and Downtown revitalization projects.
- ❑ In conjunction with review of the plans for the proposed Mission Valley East light rail transit line extension, the I-8/70th St interchange has been redesigned and constructed to improve function and safety. This improvement implements General Plan Circulation policy #16.
- ❑ Traffic signal upgrades to improve traffic flow and safety at the intersection of Center Drive and Jackson Drive are being completed. The City is also proceeding with the design and replacement of the traffic signals located at the Grossmont

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Center Drive and Center Drive intersection. Protected left-turn phasing and safety upgrades will be included in the project.

- Crosswalk striping and flashing yellow caution lights were installed on Baltimore Drive at Bertro Drive to provide a designated crossing area for improved pedestrian safety.

Circulation Goal 3:

To provide a diverse public transit system which offers efficient and cost effective transportation alternatives to the community.

- The City of La Mesa continued to work with the Metropolitan Transit System regarding the construction of the Mission Valley East LRT extension and the new station at 70th Street and Alvarado Road. Construction of the new green line of the trolley was completed in 2005 and opened for service in La Mesa in July 2005.
- At the time of the opening of the green line of the trolley (July 2005), the West-side Shuttle service was expanded to terminate at the Grossmont Trolley Station, which created a link for west La Mesa neighborhoods.

Circulation Goal 4:

To promote the use of the public transit system as a means of reducing traffic congestion and improving the air quality of the region.

- The City of La Mesa has furthered these goals during the past year by working closely with the Metropolitan Transit Development Board (MTDB) to maintain transit services in the City and to plan for additional services in the future.
- The City and MTS are currently in negotiations with a development team to design a transit-oriented development (TOD) that would encourage the use of transit at the Grossmont Trolley Station. Construction of this TOD is slated to begin in 2005. This development will support transit services and will include pedestrian improvement to the transit station.

Circulation Goal 5:

To help maintain and enhance the quality of life in La Mesa by providing the necessary facilities within the circulation network of the City for safe, convenient and efficient transportation alternatives to the automobile.

- The City instituted a program to repair concrete sidewalk and ramp deficiencies and hazards Citywide.

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- ❑ The City is negotiating a new contract to complete the design plans for improvements to the Allison Avenue transit corridor that will increase pedestrian safety and provide for the improved comfort of transit passengers.
- ❑ With a grant of \$162,000, the City is designing and planning for future construction of improvements to the intersection of Allison Avenue and Palm Avenue. These improvements will increase pedestrian safety and enhance the transit passenger experience in the Downtown Village neighborhood.
- ❑ The University Avenue Revitalization Project will include pedestrian friendly components aimed at increasing safety and walkability along this busy street.
- ❑ A walkability study for the City of La Mesa was completed earlier this year. This study examined the pedestrian environment to determine priorities and projects to improve the walkability of La Mesa. The City issued a consultant contract in 2004 and public participation meetings were held in the spring of 2005.

SECTION IV CONSERVATION & OPEN SPACE ELEMENT

Approximately 95% of the City of La Mesa's land area has been developed with residential and commercial land uses. La Mesa does not have many of the resources typically discussed in a conservation element, such as significant natural habitat areas, bodies of water or coastal zones, or agriculture and mineral resources. These issues are important to the community in a regional context though, and the goals and policies in this Element reflect this interest in supporting regional resource conservation efforts. Resource conservation issues which are also of regional interest, but apply more directly to local implementation in an urban setting include air quality, water supply, solid waste management, sewage treatment, and storm water pollution management. These topics, as they relate to conditions in the City of La Mesa, are addressed in this Element.

Conservation Goal 1:

To encourage public and private actions which promote the conservation and efficient use of natural resources and effective methods of preserving sensitive lands in the region.

- To further this goal, the City of La Mesa has taken steps to encourage a transit-oriented development at the Grossmont Trolley Station and along regional transit corridors (El Cajon Boulevard and University Avenue).
- The City implemented the storm water pollution prevention program to educate the public and reduce pollution in the region's surface waters. A full-time storm water program technician works directly with businesses, residents, and new development projects to monitor activities and ensure they are in compliance with La Mesa's municipal storm water pollution prevention permit.
- The City participates with other agencies within the region to take the proper measures to comply with the requirements of the Regional Water Quality Control Board regarding the National Pollutant Discharge Elimination System (NPDES).
- The Backflow Prevention Program was implemented to reduce sanitary sewer backups by offering a reimbursement incentive of half the cost of installation of a sewer backwater valve. In the past years, about 29 residents and businesses have participated in the reimbursement program.
- The City of La Mesa currently conducts bimonthly household hazardous waste events at EDCO Station located in the City's industrial area. During 2004-05, La Mesa collected 60,255 pounds of hazardous waste. The amount of household hazardous waste collected has almost doubled from 2003-04 due to the fact that household hazardous waste events at EDCO Station are now open to other

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jurisdictions in the East County region. This was made possible through a household hazardous waste grant awarded to East County cities, with La Mesa as the lead agency. The City also offers door-to-door collection of hazardous waste for residents who are 65 and older and/or disabled.

- La Mesa continued its regional household hazardous waste program called the San Diego Household Hazardous Waste Partnership with other jurisdictions throughout the East County region, the Solana Center for Environmental Innovation and I Love A Clean San Diego. The San Diego Household Hazardous Waste Partnership's focus was to utilize Household Hazardous Waste Cycle 12 Grant funding to continue previous efforts to increase public outreach and education throughout the region using a coordinated approach.
- The Household Hazardous Waste Partnership also provided additional options for the proper disposal of household hazardous waste and electronic waste throughout the East County region, such as temporary electronic waste recycling events.
- The regional partnership conducted public outreach and printed a new brochure targeting less toxic yard and garden care which listed alternatives to pesticide use and also gave information on household hazardous waste disposal options.
- Public outreach was conducted at various events in La Mesa such as the Thursday Car Show, and Oktoberfest. The partnership has also provided support to Earth911 located at www.1800cleanup.org. The website lists disposal options and information on hazardous waste tailored to residents depending on their zip code. Lastly, the partnership also developed advertisements in local publications, public service announcements on local radio stations, movie trailers in movie theaters, and trash billing inserts informing residents about household and electronic waste disposal options.
- The City also produced a twelve-month calendar with an environmental theme. The calendar was mailed to all La Mesa residences and included a wealth of information on household hazardous waste disposal, electronic waste recycling, used oil/used oil filter recycling as well as beverage container recycling. The calendar proved to be very popular.
- La Mesa has also contracted with Solana Center for Environmental Innovation to develop and implement program activities such as certified used oil center updates, site visits, evaluations, providing used oil collection containers at the La Mesa Car Show, the development and creation of HHW/Oil publications and school outreach. Additionally, the Solana Center worked on a media outreach campaign focused on proper disposal of used oil, oil filters, other HHW items, and e-waste.

Open Space Goal 1:

To create a network of public parks throughout the City which will be convenient and beneficial to all segments of the community.

- The City of La Mesa has furthered this goal through park development with the construction of The PARKS Project that began during fiscal year 2000-01. This project is a unique public/private collaboration of five community partners whose mission is to enhance two City parks and a middle school site in the City of La Mesa. The partners are the City of La Mesa, La Mesa-Spring Valley School District, East County Family YMCA, Challenge Center, and the La Mesa Athletic Council. The project features a new youth sports complex, to be built in phases at La Mesita Park and Parkway Middle School. Phase one, two, and three are complete at the Junior Seau Sports Complex. These phases are a football and multipurpose soccer field, concession stand, and parking lot. The skate park element of The PARKS Project opened in April 2002. In Summer 2003, artificial turf was added to the football field at the Complex to maximize usage. Additional phases of the sports complex include ball fields, an access road from La Mesita Park, and additional parking. The last phase of the project is expected to be completed in the summer of 2005. The second feature of The PARKS Project is at Briercrest Park. This park will be accessible for people with disabilities. Construction of phase one of the projects began earlier this year. Funding for the PARKS Project is derived from public, private, and corporate sources. The cost for maintaining the park at Briercrest comes from lease payments of a planned adjacent senior housing complex that will sit on 2 acres of the park property. This unique funding relationship ensures the long-term stability of the park's beauty.
- Construction of the Jackson Park restroom facility is underway as part of the improvement program for the City's parks. Cal-sense irrigation was added to this park to assist park staff in water management and maintenance of irrigation systems. The new facility will be ADA compliant.
- At La Mesita Park, new turf was installed along with additional trees and benches. Funding for this project was provided by a grant from CalTrans.
- The ball field renovations were completed at Khulken Field during 2004-05. This field was the last in a five-year plan to upgrade the City's ball fields.
- Tot lot renovation to comply with new safety standards is occurring on an ongoing basis in the City of La Mesa parks. A new children's play area has been completed at Briercrest Park and is currently open to the public. A grant was secured from Integrated Waste Management to upgrade the playground at Rolando Park during 2004-2005. Work will be completed on the playground during the next fiscal year.

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- ❑ Park facilities were enlarged in Fiscal Year 04-05 at the off leash dog run at Harry Griffen Park. Larger accommodations were made in order to meet the high demand for areas designed to allow dogs to run leash free. Funds to construct and enlarge the off leash dog run were raised by citizens and donated to the City of La Mesa.
- ❑ The design for a new Teen Center at Highwood Park continued during fiscal year 2004-2005. Modular units totaling 3800 square feet were ordered in June of 2005. The Teen Center will be built by the City of La Mesa in 2005-06 and will be operated by the Boys and Girls Club of East County.
- ❑ The City Council approved the concept of the La Mesa Arts Alliance (an arts organization) to oversee utility box painting in the City during this last fiscal year. Work will commence during 2005-2006.
- ❑ Artists painting murals in the Walkway of the Stars Landmark in La Mesa Village continued with three additional murals being painted with the theme of “People Helping People.” This urban park honors volunteers in the City.

Open Space Goal 2:

To promote and encourage the provision of open space areas within private developments that will supplement and compliment the City’s public open spaces.

- ❑ Construction began on Eastridge subdivision in 2004 and the approved map provided for the dedication of an open space and conservation easement of 50 acres of sensitive habitat. This acreage compliments the City’s public open space.
- ❑ A planned 36 home residential development began construction in 2005 and the development has preserved approximately 4 acres of natural open space.

Open Space Goal 3:

To work with regional programs to protect the remaining areas of native vegetation and undeveloped rural areas for their significant open space and biological value.

- ❑ The City of La Mesa has a Multiple Species Conservation Program (MSCP) Implementing Agreement with the U.S. Fish and Wildlife Service and the California Department of Fish and Game to conserve biodiversity in the MSCP area.
- ❑ Eastridge is under construction and the project protected 50 acres of sensitive habitat with an open space and conservation easement.

SECTION V

HISTORIC PRESERVATION ELEMENT

La Mesa first adopted a Historic Preservation Element in 1984 that included goals for historic preservation and cultural resource management that were developed by a Citizens Advisory Committee. As such, they represent a broad view of the need for the role of preservation and resource management in the City's future. In 1985 the City had adopted an implementation ordinance that created the Historic Preservation Commission, outlined the Commission's responsibilities, and prescribed a process for designating Historic Districts in La Mesa. In addition, the 1988-89 General Plan Citizen Committee developed ideas for policies and programs.

Historic Preservation Goal 1:

To broaden the recognition by La Mesans that the spirit and direction of the City's growth is substantially reflected in its historic past.

- ☐ Continued to broadcast the video newsletter, "Historic La Mesa," on the local cable access channel.
- ☐ The City cooperated with the La Mesa Historical Society to publish a brochure of Historic Landmarks.

Historic Preservation Goal 2:

To safeguard our heritage by preserving those elements that reflect our cultural, social, economic and architectural history so that community residents will have a foundation upon which to measure and direct physical change.

- ☐ Designated one additional historic landmark in 2004-2005.
- ☐ Maintained a working relationship with the Downtown Village Merchants Association.

Historic Preservation Goal 3:

To strengthen the local economic base by stabilizing and improving property values through the identification and protection of specific historic districts.

- ☐ Continued to review all external modifications to structures located within the historic district.

SECTION VI SAFETY ELEMENT

The Safety Element identifies hazards within the community and contains policies designed to mitigate the risk to the public. Areas of concern include hazards associated with seismic activities, flooding, fire, unstable soils, and other natural or manmade hazards. Insuring the health and safety of La Mesa's citizens and maintaining the quality of life in the community have been long standing goals for the City. The Safety Element recognizes that we are living in an ever-changing environment where the best policy is being prepared and maintaining the ability to respond effectively to the unknown. The purpose of the Safety Element is to incorporate safety considerations into the planning process in order to minimize the impact on the community of hazardous conditions or emergency situations. Of the policies and programs in the Safety Element, some are also found in the Public Services and Facilities Element.

Flood Control

Safety Goal 3:

To provide flood control and storm water drainage facilities that will protect the health and safety of La Mesa's citizens and minimize impacts to property to the greatest extent feasible.

- ❑ Storm drain improvements are being constructed along with street repair for various locations in the City to prevent property damage and eliminate potential public health and safety hazards, and reduce potentially higher costs and liability.
- ❑ Due to the heavy rains this past winter, FEMA funded storm drain improvements on Randlett Drive and Southern Road.
- ❑ Storm drain improvements to benefit the Grossmont Trolley Station and the planned transit-oriented development were designed in 2004-05 and will be constructed in 2005-06.
- ❑ Storm drain improvements were completed along with street repairs at various locations in the City to prevent property damage, flooding of businesses and homes, and disruption of traffic and businesses.
- ❑ Developed and implemented a sewer backflow prevention program to protect the public health and safety and to reduce property damages and claims.

Seismic Safety

Safety Goal 4:

The City will implement programs and standards to help reduce loss of life and injury, as well as to minimize property damage, in the event of a major seismic event.

- ❑ The Building Inspection Division enforces structural requirements of the California Building Standards Code for all new construction and alteration to existing buildings. The construction requirements are designed to ensure seismic resistance of buildings and to minimize personal injuries and property damage during a major seismic event.
- ❑ The Building Inspection Division provides public information and handout materials regarding building construction and earthquake safety.

Fire Safety

Safety Goal 5:

The City will maintain programs and facilities needed to minimize the risk from fire hazards in the community.

- ❑ The Fire Department implemented an Advanced Life Support program. This program was done through a partnership with American Medical Response (AMR). The agreement between the City and AMR provides the program at no cost to the City's General Fund; user fees pay all costs. This is a model program that other jurisdiction's are using as their blueprint. The program is scheduled to expand in 2004-2005.
- ❑ The Fire Department conducts annual inspections of businesses located in the City of La Mesa.
- ❑ In cooperation with Business Licensing, new businesses are inspected by the Fire Department prior to opening.
- ❑ The Fire Department conducts plan reviews for new construction and tenant improvements and performs construction inspections to ensure compliance with fire codes.
- ❑ The Fire Department implements the annual weed abatement program that requires property owners to clear their lots of overgrowth prior to the fire season.
- ❑ Public education is performed by the Fire Department. Fire station tours for school groups are hosted regularly throughout the school year, fire extinguisher

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training, fire safety, and fire drills are conducted throughout the City on a regular basis and juvenile fire setters participate in an intervention program as needed or required. The Department conducts programs at local schools and participates in the City of La Mesa KidsFest/Safety Fair.

- ❑ The Fire Department participates in regular training to update and improve their skills, knowledge, and abilities so that they can better serve the community. This training includes, but is not limited to confined space rescue, heavy rescue, hazardous materials, emergency medical and driver awareness, mass casualty, timed evolutions and other in service training. This training is a vital part of a program that achieves an ISO rating of 2 for the Department. This excellent rating signifies a well-equipped and well-trained fire department.
- ❑ The Fire Department participates in a regional training facility (Heartland Fire Training Authority – HTFA) that improves operational effectiveness and safety.
- ❑ The Fire Department participates in a regional communications facility (Heartland Communications Facility Authority – HCFA) that dispatches for approximately 50% of the geographical area of the County of San Diego. This participation increases communication interoperability and enhances operational safety. Heartland and the Fire Department are also partners in the Regional Communication System (RCS).

Disaster Preparedness

Safety Element –Goal 6:

To establish and maintain programs which will raise citizen awareness about the benefits from disaster preparedness and which minimize loss of life, injuries, and damage to property in the event of a natural or manmade disaster in La Mesa.

- ❑ The Fire Department operates a La Mesa Survive program that is offered free to the public. The program trains the public on survival techniques for disasters such as earthquakes, floods, landslides, Africanized bee attacks, hazardous materials incidents, bomb threats, wildfires, heat waves, carbon monoxide poisoning, windstorms, etc.
- ❑ The Department conducts management disaster training annually. This training prepares staff to fulfill their roles in the Emergency Operations Center in the event of a disaster in La Mesa or the region.
- ❑ The Fire Department participates in regional emergency preparedness working groups, including homeland security.

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- ❑ The Fire Department has included in their plans, for a new station and administration building, room for an Emergency Operations Center (EOC) for use in the event of a disaster in La Mesa or the region.
- ❑ The Fire Department partners with the Cities of El Cajon, Lemon Grove, and Santee in community Emergency Response Team (CERT) program for emergency preparedness.
- ❑ The Fire Department participates in the Unified Disaster Council (UDC) that is made up of representatives of the County of San Diego and each of the 18 cities in the County.

Hazardous Materials

Safety Goal 7:

To minimize community health risks from hazardous materials or the costly contamination clean up expenses due to improper use or release of hazardous materials into the environment.

- ❑ The Fire Department participates in the regional Hazardous Incident Response Team (HIRT). HIRT is a San Diego County joint powers team that handles hazardous materials incidents. HIRT is made up of two teams: one operated by the City of San Diego Fire and Life Safety Department and the other operated by the County of San Diego Department of Environmental Health.
- ❑ The Department provides information to the public about the Household Hazardous Waste Program.
- ❑ Training in hazardous materials response and recognition is provided to all Fire Department personnel, on an annual basis.

Citizen Safety

Safety Goal 8:

To continue to make La Mesa a safe and secure community in which to live, work, play and attend schools.

- ❑ The City implemented new blasting regulations and procedures that include technical limitations, inspection, and reporting requirements to insure the safety and welfare of La Mesa residents and property owners. These regulations continued to be put into operation in 2003-2004 with various infill developments occurring in the City.

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- The City Council recently voted to modify Chapter 8.11 of the La Mesa Municipal Code regarding the regulation of dangerous dogs. The revised regulations will go into effect during fiscal year 2004-2005 and will provide a “zero tolerance” for dangerous and vicious dogs.

Safety Policy 17

The City will maintain public safety services at levels necessary to protect its citizens.

- The Police Department continues to address recruitment and retention as a priority issue. The Department has been very successful in recruiting top quality candidates and completing extensive and thorough background investigations in a timely manner. Candidates often cite the La Mesa Police Department’s excellent reputation as a law enforcement agency as a reason they applied for employment.
- The Police Department recently reorganized its Investigations Unit by shifting one position from a regional task force in order to provide more investigators to address local cases. This will enhance the Department’s ability to address local crime series and provide investigators with greater opportunities for proactive work. In addition, the Department has recently been authorized to add one full-time officer position to create a Gang Detective position that will work in the Investigations Unit.
- The Police Department recently received preliminary approval from the State Office of Traffic Safety for a new anti-DUI program that will feature a community partnership with a designated driver organization. Under the program, the designated driver organization will have volunteers out in the community on weekend and holiday evenings visiting ABC licensed premises, to provide anti-DUI materials to patrons and servers and offer free rides home to patrons in need, including transportation of their vehicle to their home. The Police Department continues to operate DUI and seatbelt enforcement operations under existing OTS grants.
- The City of La Mesa has three Automated External Defibrillator (AED) units. One is located in the City Hall building, another is located at the Pool/Community Center, and the third is located at the Senior Center. Each AED is in an alarmed cabinet for protection and is ready for use in the case of an emergency. The public that uses these facilities, as well as the employees will be served by having these units placed throughout City facilities. Each facility has several employees that have been trained in the proper operation of an AED and to recognize when an emergency warrants its use. This program will be enhanced with the addition of an AED for the Police Department in 2005-06, purchased with grant funds.

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- ❑ The current authorized staffing level for the Police Department is 66 sworn personnel. This represents the highest level of sworn personnel in the Department's history. The City and Police Department have taken maximum advantage of monies available through federal hiring grants to increase the number of officers.
- ❑ In recent years, the Department organized and trained a "Special Response Team" (SRT) to carry out high-risk law enforcement missions, such as the service of search and arrest warrants, enhancing the safety of officers and the public. The Department is continuing with efforts to improve the equipment, training, and response capabilities of the SRT.
- ❑ A new child safety program that the Police Department will be starting with the Fiscal Years 2005-2007 budget is "KidzWatch." This is an 8-week "academy" for children, ages 5-12, and their parents. Over the course of the eight weeks, the children receive lessons in how to be more observant of their surroundings. They learn how to identify potentially hazardous situations and dangerous people, how to use 9-1-1 and report accurate information, the importance of bike and skateboard safety, how to handle fire emergencies, how to be aware of hazards in the natural environment, and the importance of water safety. This program is being funded in part through a donation from Pier 1 Imports.

Safety Policy 18

The La Mesa Police Department will continue to participate in cooperative activities with area law enforcement agencies as a means of combating regional or sub regional crime activities.

- ❑ The Police Department currently participates in two regional crime task forces, the San Diego Narcotics Task Force and the Regional Auto Theft Task Force.
- ❑ Patrol officers and detectives from the police department participate in joint enforcement operations with other law enforcement agencies on a regular basis. These include operations aimed at gang activity, drunk driving, truancy and underage drinking, as well as enforcement of certain conditions of probation in cooperation with the regional drug court.
- ❑ The Police Department is represented on the San Diego County Sex Offender Management Council, a state and local agency working group that is currently implementing a regional effort to better track sex offenders living in the region and provide comprehensive monitoring and inspection of these persons.
- ❑ The Department promotes citizen safety through the support of public education programs that emphasize crime prevention, public awareness and safety. This includes programs with police staff trained in public safety and crime prevention.

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- The Police Department assists in providing a safe traffic environment for both pedestrians and motorists by conducting traffic safety lectures to community groups and local schools.
- The Police Department continues to provide crime prevention programs such as Neighborhood Watch, Residential Security Inspections, and Commercial Security Inspections. In recent years, the department has added the Crime Free Multi-Housing program, to address issues in multi-family dwellings, and is taking steps to implement a Crime Free Mobile Housing program, to deal with problems common to mobile home parks.
- Members of the Police Department staff continue to work on a number of inter-department groups addressing various public safety issues in the community. These include the City's Traffic Commission, the La Mesa West Focus Group, and a joint law enforcement-fire-schools committee addressing issues related to school safety.

SECTION VII PUBLIC SERVICES & FACILITIES ELEMENT

State law does not require that a general plan include a public services and facilities element; inclusion of such is optional. Public services and facilities are however linked to the general plan through the capital improvement program. Each year the proposed capital improvement program must be reviewed by the Planning Commission. The capital improvement plan must be found consistent with and serve to further the goals and policies of the General Plan. Planning for future services and facilities is among the most important roles of local government. The general plan can assess the potential for growth in the residential and commercial sector. Growth in these areas impacts the demand for services and facilities. Anticipation of and response to increased service and facility demands can mitigate the impact of growth within the community.

Public Services & Facilities Goal 1:

To provide a balance of City services at a level which attempts to achieve public expectations.

- In February 2005, the City held a Community Summit to which members of the community were invited to participate in a discussion of the City's future. This is an opportunity for La Mesa residents to look at how the City is doing today and to help decide where we should focus our attention over the next five years. Input from residents helps the City Council make sure that programs and budgets match citizen concerns. The summits have been successful throughout the years, and it is anticipated that this method of gathering public input will be continued. Summits are conducted every other year, thus allowing the evaluation of changes in public opinion throughout the years. The next Community Summit will be held in the spring of 2007.

In the alternate years (the even years), the City conducts a public opinion survey in conjunction with the San Diego Association of Governments (SANDAG). The purpose of the survey is to evaluate residents' use of and satisfaction with City services as well as priorities for their neighborhoods and the City. The survey also helps the City accomplish its objectives by providing feedback on services that are targeted through various performance measures. The mail-back survey is distributed to a random sample of 4,000 La Mesa households. The survey asks questions regarding City employees and services offered, transportation system improvements, crime and safety, police and fire protection, community services, and community problems. Surveys were conducted in 1987, 1992, 1999, 2001 and 2003; and many questions are the same throughout the years to provide an opportunity to evaluate changes in attitudes and opinions.

Public Services & Facilities Goal 2:

To maintain and improve those City facilities necessary to safely and efficiently provide City services.

- ❑ Tot lot renovation to comply with new safety standards is occurring on an ongoing basis in the City of La Mesa parks. A new children's play area has been completed at Briercrest Park and is currently open to the public.
- ❑ In March 2004, the voters of La Mesa, with an impressive 76 percent approval, passed a Public Safety Facility Bond Measure. Bond proceeds will fund the replacement of Fire Station 11, the Fire Administration building, and the Police Station, all located within the Civic Center, as well as the renovation of Fire Station 13. The status of each project is detailed in Section II – Land Use Goal 6.

Public Services & Facilities Goal 3:

To maintain, expand, and improve the City's infrastructure of streets, sewers and storm drains, which are viewed as necessary to sustain the quality of life and support continued opportunities for economic development.

- ❑ The City implemented a sewer maintenance management program to improve scheduling of routine maintenance of the sewer system for City maintenance crews. Repair and maintenance efforts are planned based on pipe conditions in order to focus attention to the areas that need it most. The goal of the program is aimed at reducing sewer system backups and overflows.
- ❑ The sewer system capacity and condition assessment program is another way the City protects the investment in its sewer infrastructure. The program allows the City to analyze pipe conditions and flows and plan needed improvements more effectively. In turn, the useful life of the sewer system is extended and the City saves by reducing property damage claims and sewer overflows.
- ❑ To further these goals in the past years, the City of La Mesa landscaped the median of El Cajon Boulevard, a major transit corridor. This major public investment complements earlier efforts to improve the El Cajon Boulevard corridor by under-grounding utilities, providing and repairing sidewalks, installing streetlights and re-paving the street. These public improvements are being complemented by the private sector by new proposed projects that will revitalize the corridor.
- ❑ Continuing to take steps to improve corridors to attract economic development, the City undertook a project for the revitalization of University Avenue, as discussed under the Circulation Element, Circulation Goal 1.

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- Sanitary sewer system improvements were completed in various locations throughout the City to reduce claims for sewer backup and decrease maintenance costs. The City is in the process of completing the design of sewer system improvements at several additional locations Citywide. These improvements will help extend the useful service life of the City's sewer system infrastructure.
- The City is conducting a closed circuit TV inspection of trunk sewer lines throughout the community. This is the fourth year of the program.
- Storm drain improvements were completed along with street repairs at various locations in the City to prevent property damage, flooding of businesses and homes, and disruption of traffic and businesses during heavy rain events.
- The City administers the sewer backflow prevention program to protect the public health and safety and to reduce property damages and claims.
- The City is in the process of undergrounding overhead utility lines on La Mesa Boulevard between University Avenue and El Cajon Boulevard and on Jackson Drive between Lemon Avenue and Interstate 8, which will enhance the aesthetic appeal of the street. Plans for undergrounding a portion of Parkway Drive are now in design and construction is estimated for July of 2006.

SECTION VIII HOUSING ELEMENT

The Housing Element is intended to guide residential development and preservation in a way that coincides with the overall economic and social values of the community. The residential character of a city is largely dependent on the type and quality of its dwelling units, their location, and such factors as maintenance and neighborhood amenities. The Housing Element is an official municipal response to a growing awareness of the need to provide housing for all economic segments of the community, as well as legal requirements that housing policy be made part of the planning process. As such, the Element establishes policies that will guide City officials in daily decision making and sets forth an action program designed to enable the City to realize its housing goals.

Appendix A, the Housing Element Programs Implementation Status Report, is a summary of the current implementation status of all of the programs described in the Housing Element.

APPENDIX A

Housing Element Programs Implementation Status Report

City of La Mesa
Housing Element Programs June 1999-- July 2005
Implementation Status Report
July 2004 -- June 2005

Housing Program	Program Objectives	6-Year Objective and Time Frame FY 00 to FY 05	Accomplishments/Current Status	Responsible Agency
Conserving and Improving Existing Affordable Housing				
1. Housing Rehabilitation Program	Provide rehabilitation assistance to lower and moderate income households to facilitate unit upgrading.	<ul style="list-style-type: none"> - Adopt new program guidelines by mid-1999. - Provide 10 loans and rebates annually. - Evaluate program effectiveness in mid-2000. 	<p>Adopted new program guidelines to increase participation. (FY01)</p> <p>Offer grants for lead abatement up to the amount of the loan not to exceed \$25,000. (FY01)</p> <p>Rebate Program discontinued. (FY02).</p> <p>Worked with HUD to establish a new maximum value of \$422,750 for housing eligible for rehabilitation loan program. (FY04)</p> <p>FY00 -- 4 loans, 1 rebate</p> <p>FY01 -- 3 loans, 2 rebates</p> <p>FY02 -- 1 loan</p> <p>FY03 -- 1 loan</p> <p>FY04 -- 0 loan</p> <p>FY05 -- 1 loan</p> <p>Cumulative total = 10 loans, 3 rebates</p>	Community Development Department
2. Historic Preservation Program	Provide rehabilitation assistance to historic properties.	<ul style="list-style-type: none"> - Continue advertising through Housing Rehabilitation Program. - Provide 3 loans/rebates annually. 	<p>9 single-family dwellings obtained "landmark status", of which 8 utilized "Mills Act" property tax benefits. (cumulative total)</p> <p>Housing rehabilitation program assistance to historic properties discontinued. (FY00)</p> <p>On-going staff support for Historic Preservation Commission and Landmark programs.</p>	Community Development Department

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July 2004 – June 2005

Housing Program	Program Objectives	6-Year Objective and Time Frame FY 00 to FY 05	Accomplishments/Current Status	Responsible Agency
3. Single-Family Acquisition and Rehabilitation	Rehabilitate deteriorated single-family homes and provide home ownership opportunities to first-time homebuyers.	<ul style="list-style-type: none"> - Issue RFP and identify nonprofit agency to implement program by mid-1999. - Acquire and rehabilitate two single-family homes annually. - Evaluate program effectiveness in mid-2000. 	Acquired, rehabilitated and resold, to low income first time homebuyers, 4 single family homes located on Lubbock Ave. (FY 02)	Community Development Department and nonprofit housing agency to be identified through RFP process
4. Comprehensive Neighborhood Revitalization Strategy	Targeted efforts to improve the quality of housing and living environment in a neighborhood.	<ul style="list-style-type: none"> - Assess the funding availability for initiating and continual support of program through the annual CDBG funding allocation process. 	<p>Complete \$2.1 million median landscape improvement along El Cajon Boulevard in west La Mesa revitalization area. Funding for the project included TEA-21, CDBG and General Funds. The completed project has generated new interest from the development community. (FY02)</p> <p>Completed design study for median improvements along University Avenue in west La Mesa. (FY04)</p> <p>5 west La Mesa apartment complexes enrolled in "Crime-Free Multi-Family Housing" (CFMFH) program. (FY04)</p> <p>Total 30 complexes enrolled. Exploring potential for expansion of CFMFH program to the trailer parks located on El Cajon Blvd in west La Mesa. (FY04)</p> <p>Developed brochure and marketing program for new Mixed-Use overlay zone focusing on 50 local developers with mixed use experience. (FY05)</p> <p>Developed Plans for major park</p>	Community Development Department

City of La Mesa
Housing Element Programs June 1999– July 2005
Implementation Status Report
July 2004 – June 2005

Housing Program	Program Objectives	6-Year Objective and Time Frame FY 00 to FY 05	Accomplishments/Current Status	Responsible Agency
			renovation in conjunction with construction of a Boys and Girls Club in West La Mesa's Highwood Park. Improvements will support quality of life for nearby lower income neighborhoods. (FY05)	
5. Multi-Family Acquisition and Rehabilitation	Improve deteriorated multi-family housing stock in the City.	<ul style="list-style-type: none"> - Assess the funding availability for initiating and continual support of program through the HOME and set-aside funding allocation processes. 	Issued Request for Proposal in 1999. RFP remains open for proposal submittals.	Community Development Department
6. Enforcement of Uniform Housing Code	Enforce City housing codes, combined with rehabilitation assistance, to alleviate substandard housing conditions.	<ul style="list-style-type: none"> - Ongoing enforcement of the Uniform Housing Code. 	On-going targeted and coordinated code enforcement in West La Mesa revitalization area. Initiated targeted code enforcement program in the Northmont neighborhood. (FY04)	Building Inspection Division and County of San Diego Environmental Health Dept.
7. Conservation of Existing and Future Affordable Units	Provide for the continued affordability of the City's low and moderate-income housing stock.	<ul style="list-style-type: none"> - Ongoing monitoring of the status of Murray Manor. - Ongoing identification of nonprofit agencies as purchasers/managers of at-risk units. - Ongoing exploration of available funding sources. - Provision immediate assistance to tenants should the project-based Section 8 program be discontinued. 	Continued to monitor status of Murray Manor Apartment project. An "at-risk" analysis was prepared as part of the Housing Element update. Contacted the property owner of Murray Manor and officials at HUD to determine current status of Murray Manor apartments. Examine options for preservation. (FY05)	Community Development Department and Redevelopment Agency

City of La Mesa
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July 2004 – June 2005

Housing Program	Program Objectives	6-Year Objective and Time Frame FY 00 to FY 05	Accomplishments/Current Status	Responsible Agency
8. Section 8 Rental Assistance Program	Extend rental subsidies to very low-income households.	<ul style="list-style-type: none"> - Ongoing program administration through the San Diego County Housing Authority. - Support County Housing Authority's annual applications for additional Section 8 allocations. 	<p>Continued to provide Section 8 rental assistance through County of San Diego Housing Authority.</p> <p>Allocated \$315,000 of HOME funds to County of San Diego Housing Authority for administration of tenant based rental assistance for two year period to assist 20 families. (FY03)</p>	San Diego County Housing Authority
9. Senior Shared Housing	Assisting seniors in locating roommates to share existing housing.	<ul style="list-style-type: none"> - Ongoing educational outreach to seniors. - Periodic advertisements of program in City newsletter. - Funding support to achieve 30 matches annually. 	Continued to provide CDBG funding support for "shared housing" program provided by East County Council on Aging	East County Council on Aging; Community Development Department
10. Mobile Home Park Assistance	Provide decent and appropriate housing for mobile home park tenants and redevelop dilapidated mobile home parks into economically viable uses.	<ul style="list-style-type: none"> - Explore the feasibility and funding availability for program implementation. 	<p>Continued to monitor status of trailer parks located in La Mesa.</p> <p>Trailer park located at 7739 El Cajon Blvd. closed. Developer initiated and completed park closure procedure. Tentative tract map approved for 58 unit mixed-use condominium project. (FY04)</p>	Community Development Department
Provision of Adequate Sites				
11. Land Use and Urban Design Element	Provide a range of residential development opportunities through appropriate land use designations.	<ul style="list-style-type: none"> - Ongoing maintenance of an inventory of sites suitable for residential development. 	<p>Maintained General Plan designations providing adequate sites.</p> <p>To implement General Plan, adopted Mixed Use Overlay Zone to facilitate development at 40 dwelling units/acre</p>	Planning Division

City of La Mesa
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Implementation Status Report
July 2004 – June 2005

Housing Program	Program Objectives	6-Year Objective and Time Frame FY 00 to FY 05	Accomplishments/Current Status	Responsible Agency
12. Sites for Homeless Shelters/Transitional Housing	Provide for sites for the development of housing for the homeless.	- Continue to permit community care facilities through various zoning provisions.	<p>along transit corridors. (FY04)</p> <p>Revised and updated inventory of sites as part of Housing Element update. (FY05)</p> <p>City participation in the East County Homeless Taskforce.</p> <p>Continue to permit community care facilities through zone provisions.</p> <p>Facilitated implementation of temporary cold weather shelter located in a vacant commercial building. Shelter was open from December 2001 to April of 2002 through a local homeless service provider, Saint Vincent de Paul. (FY02).</p> <p>Continue to provide CDBG funding for County of San Diego Regional Cold Weather Shelter Voucher Program for winter season. (FY04, FY05)</p> <p>On-going CDBG funding for battered women's shelter and homeless youth shelter. (FY00- FY05)</p>	Planning Division

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July 2004 – June 2005

Housing Program	Program Objectives	6-Year Objective and Time Frame FY 00 to FY 05	Accomplishments/Current Status	Responsible Agency
13. Facilitate Development of Higher Density Housing	Encourage the development of infill housing at the upper end of permitted General Plan densities.	<ul style="list-style-type: none"> Ongoing facilitation of higher density housing in targeted areas. 	<p>Issued building permits for 18 unit mixed-use project located in downtown area. Developed first time home buyer program for 2 of these units using redevelopment housing set aside funds. (FY03)</p> <p>Issued building permits for an infill residential development project. The 30 unit apartment project has 18 dwelling units per acre and is located on a transit corridor. (FY03) Project repositioned as condominiums, tentative tract map submitted. (FY04)</p> <p>City and Metropolitan Transit Board negotiating with Fairfield Development for 527 unit transit-oriented apartment development at Grossmont Station. Project to include an affordable housing component using Redevelopment Agency housing set-aside funds. (FY04, FY05)</p>	Planning Division
14. Density Bonus	Encourage development of housing for seniors and low income households through provision of density bonuses.	<ul style="list-style-type: none"> Revise Zoning Ordinance to reflect state density bonus standards by the end of 2000. Inform residential development applicants of opportunities for density increases. 	<p>18 unit mixed-use project utilized existing zoning and specific plan provisions to achieve density of 35 units per acre, was completed, (FY03).</p> <p>Approved Specific Plan for Senior Housing to achieve density of 50 units per acre. (FY01) Assisted developer through three rounds of lower income housing tax credit applications with no success. (FY 02&FY03) Project approvals have expired. Property has sold; no new proposal submitted. (FY04)</p>	Planning Division

City of La Mesa
Housing Element Programs June 1999– July 2005
Implementation Status Report
July 2004 – June 2005

Housing Program	Program Objectives	6-Year Objective and Time Frame FY 00 to FY 05	Accomplishments/Current Status	Responsible Agency
			Zoning Ordinance amendment, update of City's Density Bonus regulations to implement State law. (FY04)	
15. Land Assemblage and Write-Down	Assemble property and extend write-down grants for the provision of low and moderate income housing.	- As appropriate and necessary, continue to provide land write-downs for affordable housing projects.	Investigate opportunities for acquisition of CALTRANS surplus right-of-way in SR 125 corridor for potential housing project	Community Development Department and Redevelopment Agency
16. Senior Housing Development Incentives	Facilitate development of affordable senior housing.	- Ongoing implementation of senior housing incentive policy.	Specific Plan for 59-unit low income senior housing project approved by City Council in 2000. Developer was unsuccessfully securing tax credits or other funding sources. Project dormant. (FY04)	Planning Division

City of La Mesa
Housing Element Programs June 1999 – July 2005
Implementation Status Report
July 2004 – June 2005

Housing Program	Program Objectives	6-Year Objective and Time Frame FY 00 to FY 05	Accomplishments/Current Status	Responsible Agency
17. First-Time Homebuyer Down-payment and Closing Cost Assistance	Expand home ownership opportunities to lower and moderate income first-time homebuyers.	<ul style="list-style-type: none"> - Begin participation in County program by the end of 1999. - Provide assistance to five first-time homebuyers annually. 	<p>City's program provides silent second for down payment and closing cost assistance up to \$5,000. Level of assistance increased to \$15,000 in FY01, increased to \$20,000 in FY02, increased to \$60,000 in FY04.</p> <p>FY00 – 0 HH assisted FY01 – 1 HH assisted FY02 – 2 HH assisted FY03 – 2 HH assisted FY04 – 0 HH assisted FY05 – 4 HH assisted</p> <p>Developed special program for silent second mortgages up to \$75,000 for 2 units in the Paseo condominium project. (FY 03)</p> <p>Submitted application for CALHOME grant of \$500,000 (FY04)</p> <p>Cumulative total assisted = 11</p>	Community Development Department
18. Mortgage Credit Certificates (MCC)	Expand home ownership opportunities to lower and moderate income first-time homebuyers.	<ul style="list-style-type: none"> - Continue participation in Regional MCC program. - Provide three to four MCCs annually. 	<p>Participating in regional MCC program.</p> <p>FY 99/00 - 3 MCCs issued. FY 00/01 - 6 MCCs issued. FY 01/02 - 7 MCCs issued. FY 02/03 - 2 MCCs issued. FY 03/04 - 2 MCCs issued. FY 04/05 - 0 MCC's issued.</p> <p>Cumulative total issued = 20</p>	Regional Mortgage Credit Certificate Consortium

City of La Mesa
Housing Element Programs June 1999– July 2005
Implementation Status Report
July 2004 – June 2005

Housing Program	Program Objectives	6-Year Objective and Time Frame FY 00 to FY 05	Accomplishments/Current Status	Responsible Agency
19. Lease-Purchase Affordable Housing	Expand home ownership opportunities to lower and moderate income first-time homebuyers.	<ul style="list-style-type: none"> - Coordinate with other cities to explore feasibility of implementing program by the end of 1999 	MOU allows County of San Diego to operate program in City of La Mesa, continuing basis	Community Development Department
20. Non-Profit Housing Development Corporation	Provide expanded affordable housing opportunities.	<ul style="list-style-type: none"> - Ongoing updating of list of potential non-profit housing developers. - Issue RFP to identify a qualified CHDO to administer the new Single-Family Acquisition and Rehabilitation program - Issue RFP for multi-family housing acquisition/rehabilitation. 	Use RFP process to solicit non-profit developer for affordable housing project, as needed, on continuing basis.	Community Development Department

City of La Mesa
Housing Element Programs June 1999– July 2005
Implementation Status Report
July 2004 – June 2005

Housing Program	Program Objectives	6-Year Objective and Time Frame FY 00 to FY 05	Accomplishments/Current Status	Responsible Agency
Removal of Governmental Constraints				
21. Zoning Ordinance	Ensure City standards are not excessive and do not unnecessarily constrain affordable housing development.	<ul style="list-style-type: none"> - Revise Zoning Ordinance to implement Mixed Use Urban land use designation by the end of 2000. 	<p>Initiated Mixed-Use Strategic Implementation Plan. Consulting team of Gruen Associates and Keyser Marston selected. (FY02)</p> <p>Zoning Ordinance amendment, adoption of Mixed-Use Overlay Zone in November of 2003. (FY04)</p> <p>Zoning Ordinance amendment, update of City's Density Bonus regulations to implement changes in State law. (FY04)</p> <p>Zoning Ordinance amendment, update of City's accessory unit ("Granny Flat") regulations to eliminate requirement for conditional use permit. (FY04)</p> <p>Marketed Mixed Use Zoning program to development community, resulting in six potential new mixed use projects. (FY05)</p>	Planning Division
22. Development Fees	Provide flexibility in development fees to facilitate affordable housing.	<ul style="list-style-type: none"> - Consider reduced fees for provision of affordable housing. 	<p>Development fees are not excessive. Have not needed to provide reduction to facilitate affordable housing development.</p> <p>Consultant study of all City fees resulted in Planning division fee schedule increases for cost recovery purposes. (FY04 & FY 05)</p>	Community Development Department

City of La Mesa
Housing Element Programs June 1999– July 2005
Implementation Status Report
July 2004 – June 2005

Housing Program	Program Objectives	6-Year Objective and Time Frame FY 00 to FY 05	Accomplishments/Current Status	Responsible Agency
Promoting Equal Housing Opportunities				
23. Fair Housing	Affirm a positive action posture which will assure unrestricted access to housing.	<ul style="list-style-type: none"> - Continue to support the Heartland Human Relations and Fair Housing Association. - Assist in program outreach. 	Provide annual allocation of CDBG funding to Heartland Human Relations	Community Development Department

Housing Element Six Year Accomplishments

Housing Assistance Type	Five Year Goals	FY 1999-00	FY 2000-01	FY 2001-02	FY 2002-03	FY 2003-04	FY 2004-05	Five Year Achievements
Housing Units to be Constructed								
Very Low Income <50% MFI	141	0	0	0	0	0	0	0
Low-Income 50-80% MFI	109	0	1	0	0	0	0	1
Moderate Income 80-120% MFI	159	0	0	0	15	3	58	76
Upper Income +120% MFI	284	5	10	26	5	16	265	327
Total	693	5	11	26	20	19	323	404
Housing Units to be Conserved								
Murray Manor	218	218	218	218	218	218	218	218
Total	218	218	218	218	218	218	218	218
Housing Units to be Rehabilitated								
Rehabilitation Loans & Rebates	50	5	5	1	1	0	1	13
Historic Preservation/Landmark/Mills Act	15	0	1	1	2	3	0	7
Single Family Acquisition/Rehabilitation	10	0	0	4	0	0	0	4
Total	75	5	6	6	3	3	0	24
Home Buyer Assistance								
Mortgage Credit Certificates		3	6	7	2	2	0	20
Down Payment and Closing Cost		0	1	2	2	0	4	9
Housing Fund Homebuyer Assistance		0	0	0	2	0	0	2
Total		3	7	9	6	2		31
Rental Assistance								
Section 8 Voucher/Certificates	467	415	-5	163	28	87	67	755
HOME Funded Rental Assistance		415	-5	163	12	8		20
Total		415	-5	163	40	95	67	775

Appendix B

FY 04/05 Consolidated Annual Performance and Evaluation Report (CAPER)

City Of La Mesa
Consolidated Annual Performance
And Evaluation Reporting (CAPER)
For Community Development Programs
July 1 2004 - June 30, 2005



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A - ASSESSMENT OF THREE TO FIVE-YEAR OBJECTIVES

In La Mesa, resources have been made available and have been invested in three broad program areas. These program areas are: housing, community development and community services. The following sections describe the progress made in these program areas in fiscal year 2004/05.

Resources Allocated to Housing

Three sources of discretionary funds are currently available for affordable housing in La Mesa: Community Development Block Grant, HOME Funds and Housing Set-Aside Funds of the La Mesa Redevelopment Agency. In addition to the City's discretionary housing funds, the Housing Authority of the County of San Diego manages the Section 8 rental assistance program. Rental assistance brings additional federal dollars to La Mesa's affordable housing program.

CDBG Funded Housing Activities

During the reporting period, the City received an allocation of CDBG funds totaling \$539,000, CDBG program income of \$65,615, and \$229,000 of HOME funds through the San Diego County Consortium. The majority of these funds were committed to activities and projects that benefit lower income people and either directly or indirectly further the City's housing related community development goals.

Housing Rehabilitation Loan Program

The City's housing rehabilitation loan program is funded through a combination of CDBG and HOME program funds along with program income from the loan portfolio. Program income totaling \$65,615 was recorded for FY 2004/20005 and was allocated to the housing rehabilitation program.

During the past year, the City has spent approximately \$67,400 on the administration of the housing rehabilitation program. The staff person assigned to the housing rehabilitation program is also assigned to provide administrative support for the City's HOME program, redevelopment agency housing activities and downtown revitalization efforts.

Although there were many inquiries for loan program information, during FY 2004/2005, only one loan was made. While rehabilitation program administration is funded with CDBG dollars, the loans are funded with HOME dollars. In the spring of 2004, HUD agreed to increase the housing value limit to \$422,750, an increase of \$142,000 from the old program limit.

Staff has vigorously marketed the program since the adoption of the new limit with positive results in terms of inquiries and potential clients. However, in July of 2005, the median price for a resale single-family dwelling in La Mesa was approximately \$530,000. Continued escalation in housing prices has continued to limit the effectiveness of the Housing Rehabilitation program.

Housing Rehabilitation Program staff responsibilities for loan portfolio management are ongoing. Most of the City's loan portfolio consists of deferred loans. Every five years, staff reevaluates the incomes of clients with deferred loan status to determine continued eligibility. In the event that deferral is no longer warranted a repayment plan is established. Throughout the year, some of the outstanding loans come due because of a change in ownership. Housing Rehabilitation Program staff works with all of the parties to the sale to ensure that the City's loan is paid in full.

The Housing Rehabilitation Loan Program operates under the following program guidelines:

- Deferred loans of up to \$25,000 are made available to qualified applicants with incomes up to 80% of MFI.
- Grants for abatement of identified lead paint hazard can be made in conjunction with rehabilitation loans for an amount up to the amount of the loan. Maximum grant for lead hazard abatement is \$25,000.

First Time Home Buyers

The City of La Mesa is a participant in the Mortgage Credit Certificate (MCC) Program through an agreement with the County of San Diego. La Mesa's cost to participate in the program is approximately \$300 per \$1,000 of certificate allocation issued, which is paid for out of the CDBG administration budget. In fiscal year 2004/2005, no households were able to purchase housing in La Mesa using Mortgage Credit Certificate Program.

In addition to the MCC program, the City of La Mesa manages a HOME funded program for first-time home-buyers. The program is separate from, but can be combined with, the MCC program. In late spring of 2004, the City increased the subsidy to \$60,000. This past year, four first-time home-buyers were able to use this program to purchase housing in La Mesa.

HOME Funding/San Diego HOME Consortium

The City is a participant in the HOME Consortium for San Diego County. Participation in the HOME Consortium allows the City to receive HOME funds, which would otherwise not be available to the City. The City Council has allocated HOME funds to several housing projects. The projects, the HOME commitments and unexpended balances as of May 2005 are shown on the table below.

Project	Committed	Expended	Balance
Housing Rehabilitation Loan	\$180,571	\$89,623	\$90,948
Downpayment and Closing Cost	\$588,300	\$310,000	\$278,300
Single Family Acquisition/Rehab	\$333,870	\$333,870	\$0
Tenant-based Rental Assistance	\$315,000	\$244,000	\$71,000
HOME Program Administration	\$7,000	\$7,000	\$0
Unallocated	\$482,900	\$0	\$482,900

Single Family Acquisition/Rehabilitation/First time Home Buyers

During the past year, no new projects were identified in this program area. Staff continues to work with CALTRANS to identify surplus right-of-way property that may have utility for an acquisition/rehabilitation or new construction project.

Redevelopment Housing Set-Aside Fund

State law requires Redevelopment Agencies to commit 20% of the tax increment generated in a redevelopment area to an affordable housing fund. The City's redevelopment areas generate an annual contribution to this fund of approximately \$200,000 annually. At the close of the reporting period, the balance in the housing set aside fund was \$1,850,000, including \$80,000, which is earmarked as operating reserves for the Campina Court affordable housing project.

During FY 2004/2005, Redevelopment Agency staff worked with the Metropolitan Transit Development Board and a private developer to negotiate agreement on an \$90 million dollar transit oriented development to be constructed at the Grossmont Trolley Station. The project will include 527 one- and two-bedroom apartments and a 600 space parking structure. The developer and the Redevelopment Agency reached agreement on a commitment to assist 80 units, making the units affordable to very low, and moderate income households. 32 units will be reserved for very low-income households. A contribution of existing reserves and future year housing set-aside funding totaling \$2.7 million will be committed to ensure affordability for 55 years. It is anticipated that construction of the project will be completed in 2008.

Rental Assistance

In addition to housing funds managed by the City of La Mesa staff, the County of San Diego, Department of Housing and Community Development manages the Federal Section 8 rental assistance program. The dollar value of rental assistance is approximately \$400 per month per household. At the close of fiscal year 2004/05, 735 households were receiving rental assistance in La Mesa. This figure is an increase of 67 households over the number of households that were receiving assistance at the start of the fiscal year. At the present time, the County of San Diego administered federal funds of approximately \$3.3 million for the Section 8 rental assistance program in La Mesa. At the close of the fiscal year, 956 households are on the waiting list for assisted housing, a large increase of 327 households from one year ago. If all of the households on the waiting list were to be served, the additional cost would be approximately \$4.6 million annually. The City supports the County's annual application for additional Section 8 certificates.

During FY 2002/2003, the City reached an agreement with the County of San Diego Department of Housing and Community Development and the San Diego County Housing Authority to provide additional rental assistance in La Mesa using the City's HOME funds. The City committed \$315,000 to the rental assistance program. A total of 20 households are currently receiving HOME-funded rental assistance for a two-year period.

New Construction

The City negotiated the public-private collaboration project at the Grossmont Trolley Station, which should begin construction within the coming year. No other public sector new construction projects were initiated. Several private sector projects are currently seeking building permits or are under construction, including 265 single-family units and a multi-family project with 58 units.

Resources Allocated to Community Development

The City Council has established three focus areas for CDBG funded community development activities. These projects are described in the following sections.

West La Mesa Neighborhood Revitalization

During FY98/99 the City Council adopted a goal to revitalize neighborhoods and corridors. Top priority was assigned to the El Cajon Boulevard and University Avenue corridors and the residential neighborhoods surrounding those streets. The project is named West End Revitalization and is an expansion of the focus of the existing El Cajon Boulevard revitalization program. Funding from a variety of sources including, CDBG, HOME, the general fund and other grants and special funds will be committed to addressing the housing and community development needs of this largely moderate income neighborhood.

Over the past several years a number of capital improvement projects has been completed along the El Cajon Boulevard corridor. These projects include storm drain infrastructure, sidewalk improvements, under-grounding of utilities and street lighting. The City spent CDBG funds totaling approximately \$900,000 on these improvements to El Cajon Boulevard. In 2002, the El Cajon Boulevard median landscaping project was completed, at a cost of approximately \$1.8 million including \$400,000 of CDBG funding.

In the fall of 2003, the City enacted new zoning regulations to encourage private sector redevelopment efforts along the El Cajon Boulevard and University Avenue corridors. A marketing brochure outlining the provisions of the mixed-use zoning was mailed to 50 firms with in-fill development expertise. As a result of the mailing, the City was contacted by several development firms expressing interest in La Mesa's mixed-use program. By the close of this program year, 5 projects representing approximately 170 new housing units, were in various stages of development review.

The City is actively pursuing a streetscape enhancement project for University Avenue in West La Mesa. Public participation events along with the design phase are currently in progress.

The PARKS Project

The PARKS Project is a multi-year, multi-faceted joint venture between the City of La Mesa, the La Mesa Spring Valley School District, the Davis Grossmont YMCA and the Grossmont Health Care District. This project will provide for the redevelopment and expansion of two parks within the City, Briercrest Park and La Mesita Park.

The total project is estimated to cost \$12,000,000. Portions of the project, which are eligible, will be funded through the CDBG program. The City has worked with a professional fund raising organization to assist with raising funds for the project. A non-profit organization, the La Mesa Park and Recreation Foundation was set up to manage the implementation of the project.

Phase I of the project was completed in 2000. This portion of the project included upgrade and expansion of the services and recreational facilities at Parkway Middle School and the Davis YMCA in La Mesita Park.

Phase 2 of the project is located at the Briercrest Park site. The renovated landscape at Briercrest Park is based on a "healing garden" theme to reflect the proximity to the Grossmont hospital and adjacent medical facilities.

Project design was completed in FY 03/04. Construction began in early 2004 with a ribbon cutting in May of 2005. Funding came from CDBG, the La Mesa general fund, the County of San Diego, State Park and Recreation grants, CALTRANS and the donations of La Mesa citizens and business interests. Briercrest Park is located in an eligible area, Census Tract 150 Block Group 2.

Other Park Improvement Projects

The City is working with the La Mesa Spring Valley School District and the Boys and Girls Club of East County to establish a teen center at Highwood Park. Project components include a clubhouse building, new playground equipment and renovation of the landscaping and parking lot. Funding for the project is a combination of State grants totaling \$150,000, CDBG funds totaling approximately \$90,000 and private donations. This past year the City spent approximately \$100,000 of State grant funds for the installation of playground equipment at the park.

The service area for Highwood Park included census tract 146.01 block groups 2 and 3 and census tract 146.02 block group 3. Combined lower income population for these three block groups is 47.8%. The top quartile cut off point for the City's block groups is 46.3% lower income population.

A new restroom facility is currently under construction at Jackson Park. The project was designed with state Park and Recreation Department grant funds and is being constructed with CDBG funds. Approximately \$250,000 of CDBG is committed to the project. Jackson Park is located in census tract 148.03, block group 1. The lower income population for this block group is 46.3%.

Downtown Revitalization Program/Community Economic Development

Downtown revitalization is the third of the City Council's community development goals. Although the downtown areas is no longer eligible for CDBG funding, the City of La Mesa continues to work with the La Mesa Village Merchants Association to explore alternatives for physical improvements in downtown. The goal of this program is to implement a mix of physical improvements within La Mesa's historic Downtown District. Improvements include additional streetlights, new street trees and landscape planters, new trash receptacles and improved directional signing. The program will also advance the economic development goals for the Downtown District through support for a mix of small-scale retail sales and service activities, which respond to the needs of the surrounding neighborhood as well as the larger community.

The City is working with the Downtown Merchants Association and the Parking Commission to evaluate the need to increase revenues from the City's downtown parking meters. Enhancement of the parking meter revenue stream is a potential source of funds to further the City's goals for Downtown revitalization.

In 2004, the City was awarded a \$32,500 grant from the State Department of Housing and Community Development for the design phase of the Allison Avenue parking lot improvements. The goal of the project is to realign the parking lot to add additional landscaping and lighting, while maintaining the same number of parking spaces. This City parking lot is used through out the year to host the City's Friday afternoon Farmer's Market and for annual events such as the Flag Day Parade and the Oktoberfest.

Preliminary design of the Allison Avenue street improvements was funded in part by the CDBG program. Final payments to the design firm were made in the last program year. The preliminary design was used as a basis for an application for a competitive grant program sponsored by the San Diego Association of Governments. The application was successful and the City was awarded \$2,000,000, which will be used to construct the street improvements on Allison Avenue.

Other Community Development Activities

In addition to the CDBG program, other sources of funding are available for community development activities. Depending on the funding type, these funds can be spent on a variety of public improvements. The funding sources and the types of activities funded are described in the following sections.

Public Buildings

The La Mesa police station and primary fire station are both substandard and need to be upgraded to accommodate modern police and fire department functions. The City is

actively pursuing the replacement of both buildings. In March of 2004, La Mesa voters overwhelmingly approved a bond measure to pay for the construction of these key community facilities. Construction of the new \$6 million dollar fire station and fire administration building began in the fall of 2004 and will be completed in spring of 2006.

Sanitation

Improvements to the sewer system are funded by user fees, which accumulate in the sanitation fund. Approximately \$700,000 accrues to the fund annually. In fiscal year 04/05 the City programmed approximately \$1.3 million in sewer funds for the design, repair and construction of capital improvements to the sanitary sewer system in locations throughout La Mesa. More than 70% of the city's sewer pipes are more than 40 years old. Sewer system upgrades protect the public health and safety and provide increased capacity for future housing and economic development activity.

Transportation

Transportation projects are funded by a variety of federal, state and local sources. Funding levels vary from year to year because many of these funding sources are impacted by the condition of the state and local economy. These include, Transportation Development Act (TDA), Transnet, and programs related to congestion and air quality mitigation. Transportation funds can be used for street improvements, traffic signal upgrades and public transit activities.

A total of \$7.1 million of transportation related funding was programmed for FY 2004/2005. A variety of street, traffic signal and sidewalk improvements were completed during the year.

Transit

Transit service in the City is provided by the Metropolitan Transit Development Board (MTDB). Four bus routes and the San Diego Trolley serve the City. An average of over 9,000 passengers are served on a typical weekday by the regional and local transit services. City Staff continues to work with transit agency staff to enhance transit service in the community.

Over several years, the City has accumulated approximately \$1.9 million dollars in a transit reserves account. This funding is available to the City for upgrades in the level of service for fixed route transit or for transit related capital improvements, such as a transit center or trolley station or improvements to the transit/pedestrian interface. The City has committed the funds to three projects: the Grossmont Trolley Station Transit

Oriented Development (\$600,000), The Civic Center Transit Station (\$1.0 million) and bus stop improvements (\$300,000).

This past year, the most important transit service enhancement is the opening of the Mission Valley East Trolley line. The new line travels from Grossmont Station to the Old Town Station, providing La Mesa residents with improved transit access to San Diego State University and the Mission Valley corridor.

Storm Water Management

Unlike improvements to the sewer system, which are supported by user fees, improvement to the storm drain infrastructure has no dedicated source of funds. The City has successfully obtained funding for storm drain improvements from the Federal Emergency Management Administration (FEMA) and the State Disaster Relief program. In addition CDBG funding is committed to storm drain infrastructure located in eligible areas.

During the past fiscal year, the City completed construction of the Williamsburg Lane storm drain. CDBG funding of approximately \$150,000 was committed to the project. Williamsburg Lane is located in a lower income neighborhood in West La Mesa, census tract 147.00, block group 1. Lower income population of the block group is 64.1%.

Resources Allocated to Public Services

The City of La Mesa uses a combination of general funds and CDBG funds to provide a variety of public services to the general public and to people with special needs.

CDBG Funded Public Services

The CDBG program funded 12 public service programs over the past year. The public services provided by these agencies are available to lower income La Mesa residents and/or a member of a population with recognized special needs. A summary of the agencies funded, the level of funding, the special needs population served and the number of clients (or households, HH) participating in these programs is as follows:

Alzheimer's Association	\$2,000	Elderly	11
East Co. Council on Aging (Shared Housing Program)	\$12,500	Elderly	33
Elderhelp	\$5,500	Elderly	71
Meals-On-Wheels	\$11,500	Elderly	139
Catholic Charities (Senior Nutrition Program)	\$14,000	Elderly	172
Chula Vista Veteran's Home	\$1,800	Elderly	370
Challenge Center	\$8,000	Disabled	45
East Co Children's Disability Council	\$2,000	Disabled	29
S.D. Youth and Comm Services (Gatehouse)	\$5,000	Homeless Youth	300
Center for Community Solutions (Battered Women's Services)	\$4,000	Homeless Women & Children	61
Cold Weather Shelter Vouchers	\$2,430	Homeless Families	5 (HH)
YMCA Childcare	\$10,000	Low Income Families	9 (HH)

Public services expenditures for the fiscal year are approximately \$77,000, or approximately 11.6 of our total CDBG expenditures.

City Services

The City of La Mesa provides a broad range of public services, which are funded by the General Fund. Many of these services are typical of local governments everywhere, for example police and fire protection, street and utility maintenance. In addition to these typical services, the City provides specialized programs and services, which increase the quality of community life. The following section highlights some of the unique public services provided to La Mesa residents.

Community Services Department

Within the Community Services department are a number of programs for seniors and youths as well as the general public. The Human Services division manages the programs run out of the senior center as well as the senior volunteer program. In fiscal year 2004/2005, the City budgeted \$341,000 for this program. Sports programs, instructional classes and aquatics are part of the Community Services Department. In fiscal year 2004/2005 these programs received a budget allocation of approximately \$828,000.

Environmental Services

Environmental services division manages programs related to solid waste management and recycling. Approximately \$213,000 was budgeted for this program in the past fiscal year.

Police Department Community Resource Unit

Within this unit of the Police Department are a number of public safety programs. These include Neighborhood Watch, Business Alert, the Drug Awareness Resistance Education (D.A.R.E.) program and the Retired Senior Volunteer Program (R.S.V.P.). The Community Oriented Policing and Problem Solving (C.O.P.P.S.) program is also included in the Community Resources unit. In fiscal year 2004/05 the Community Resources unit's budget was approximately \$397,000.

Fire Department Fire Prevention Division

The Fire Prevention division of the Fire Department manages a fire safety education program, as well as inspection services and weed abatement. In fiscal year 2004/05, the budget for fire prevention services was \$281,600. The Hazardous Material/Disaster Management Division provides training to the public and to City personnel in order to plan and execute an effective response to disasters or incidents involving hazardous material. The budget for this activity is \$204,300.

Affirmatively Further Fair Housing

The City provided \$23,000 of CDBG funding to Heartland Human Relations Association (HHRA) for fair housing and landlord-tenant relations activities. During the reporting period, Heartland staff provided assistance to 203 clients, 80% of whom were tenants. Tenant inquiries and complaints revolve around rent increases, evictions, substandard conditions and repairs, and return of deposits.

Seven discrimination complaints were received, one fewer than was received last year. Two complaints were based on the race/ethnicity of the complainant. Three of the complaints were from families with children. People with a disability or an age discrimination issue filed two complaints last year. Heartland refers discrimination complaints to the State Department of Fair Employment and Housing, which is the agency responsible for enforcement of state fair housing law.

Heartland Human Relations provides training for landlords and apartment managers in the area of fair housing. In addition to landlord training, staff of Heartland Human Relations Association participates in a variety of fair housing and race-relations activities. Heartland staff attended meetings, workshops and seminars at locations in La Mesa and throughout the larger community. This past year, Heartland staff made three presentations to the La Mesa City Council and Planning Commission on the topic of condominium conversions.

Regional Analysis of Impediments to Fair Housing Choice

In 2003, the City provided CDBG funding to support preparation of a Regional Analysis of Impediments to Fair Housing Choice (AI). The consulting firm Cotton Bridges Associates completed the project with funding contributed by all of the region's jurisdictions. The analysis was comprehensive, incorporating information from a variety of sources and utilized methodologies recommended by HUD and other organizations concerned with fair housing issues. This project was completed in the summer of 2004. The conclusions of the Analysis of Impediments, as outline in the executive summary, and the section of the document specific to the City of La Mesa are included in as Appendix A.

C - Affordable Housing

This past year, City of La Mesa housing staff worked primarily on the transit oriented development at the Grossmont Trolley Station. Working with Fairfield Corporation and the Metropolitan Transit Development Board, agreement was sought on the details of an agreement that will allow 527 one- and two-bedroom apartments and a 600 space parking structure to be constructed on MTDB property adjacent to the trolley station.

The developer will commit 80 units affordable to very low, and moderate income households for a period of 55 years. The City of La Mesa Redevelopment Agency will contribute \$2.7 million dollars of housing set aside funding to the project. The project will also include improvements to the public areas of the transit station commensurate with the status of the station as an east county transit service hub.

CALTRANS continues to offer the City first right of refusal for the purchase of surplus right-of-way property located near completed freeway expansion projects. The City continues to submit letters of interest to CALTRANS to purchase these sites. However CALTRANS requires the City to pay full market value, which, places these properties out of reach for a financially viable affordable housing project.

D - Continuum of Care Narrative

Support for two public services, which prevent homelessness, was provided within the budget for CDBG funded public services. San Diego Youth and Community Services was funded for \$5,000. This agency assists youth who are at-risk for homelessness. The Center for Community Solutions was funded for \$2,000. This agency assists battered women and their children. In addition, the City contributed \$1,368 to the County of San Diego Cold Weather Voucher program in FY 2004/05. This program provides hotel vouchers for 5 La Mesa homeless families, disabled and seniors during the coldest months of the winter.

E - Other Actions In Support of Community Development

Institutional Structure/Intergovernmental Cooperation

La Mesa works with a variety of public agencies at all levels of government to further local and regional community development goals. These are summarized as follows:

- In eight years, the participation by the City in the San Diego County HOME Consortium has resulted in approximately \$1.5 million of funding for affordable housing activities.
- La Mesa's continued partnership with Affordable Housing Applications Inc. resulted in four new first-time homebuyers in La Mesa.
- For the past several years, the City has worked with the Metropolitan Transit Development Board on the construction of the extension of the Mission Valley East trolley line to its terminus at the Grossmont Station. New service commenced on July 9, 2005.

- The City is working with the Metropolitan Transit Development Board and a developer on the Grossmont Trolley Station Transit Oriented Development.
- The City is working with CALTRANS and the residents of La Mesa neighborhoods that will be impacted by the construction of the extension of State Route 125 and the State Route 94&125 interchange.
- The City is working with the Downtown Merchants Association to reach consensus on the activities and improvements planned for the downtown area.
- The PARKS Project is a partnership between the City of La Mesa, the La Mesa/Spring Valley School District, the Davis Grossmont YMCA, the Challenge Center and the Grossmont Health Care District.
- City staff assigned to CDBG Administration, Redevelopment and the Housing Rehabilitation Loan Program meet quarterly with their counterparts in other jurisdictions. These meetings provide an opportunity to foster cooperation between agency staff people.

Public Housing Improvements/Initiatives

There is no public housing located within the City of La Mesa. No public housing improvements or initiatives are included in the annual plan.

Lead-Based Paint

Issues related to lead-based paint are addressed in the Housing Rehabilitation program. Staff developed and is implementing a protocol that tracks the City's responsibilities and actions when peeling paint is present at the initial inspection. Housing rehabilitation cases include special conditions in the work write-up addressing lead-based paint hazard. Several handouts are available to the public at the City's Building Department, which describe the hazard of and remedies for lead-based paint.

In FY 00/01 the City modified the housing rehabilitation program to allow program participants to obtain a grant for the cost of the remediation of identified lead based paint hazard. The grant is issued in conjunction with the housing rehabilitation project and can be issued for an amount up to \$25,000.

F - Leveraging Resources

As a full service city, La Mesa performs a range of community development activities to the benefit of the citizens. These activities are paid for through a variety of funding sources. The general fund is the primary source of City revenue, totaling approximately \$26.5 million for FY 2004/05. About half of the general fund revenue comes from sales tax. Support for business which generate sales tax are an important aspect of the City's economic development strategy.

Approximately 15% of the revenue in the general fund comes from property tax. The City's community development activities are directed towards maintenance of the public facilities and infrastructure, which contribute to a stable property tax base.

Other sources of funding for municipal services include, the activities of the redevelopment agency, the sanitation fund, funding from the CDBG program and other state and federal grant programs. Other sources of revenue, totaling \$36.2 million are more than half of the City's total revenue for FY 2004/05. Total City revenue for the fiscal year was approximately \$62.1 million.

G - Public Participation and Citizen Comments

During the past year the City has participated in activities designed to increase the public's awareness in the City's housing programs and community development activities. These activities are described in the following section.

Rehabilitation Program

The City markets the housing rehabilitation program through a brochure enclosed with the sewer bill that goes out to all single-family dwellings. This has proven to be an affective way to reach a large number of households. Information about the program is also included in the City's FOCUS newsletter, which is mailed to all households in La Mesa four times a year. Annually, Rehabilitation Program staff responds to between 130 and 150 calls for information about the program.

Village Festival Market

In addition to the annual Oktoberfest, the Downtown Merchants Association is interested in developing other activities, which will increase the visibility of the downtown commercial district as a destination location. The Friday Farmer's Market has proven to be a successful draw. The Farmer's Market recently celebrated its 11th anniversary. In addition, on Thursday nights in the summer months, a classic car show takes place in the Village along La Mesa Boulevard. During the month of December, Christmas In the Village held on multiple weekends is a popular holiday activity. Although there is business turn-over in the Village, store fronts are quickly converted to new uses. Merchants Association and the City are working towards a stable and successful downtown commercial district.

State Route 125

The City continues to work with CALTRANS and affected residents on issues related to freeway expansion project within the City limits.

Mission Valley East Line Trolley

The City of La Mesa and The Metropolitan Transit Development Board continued to work with citizens on the extension of the trolley from the Stadium to La Mesa via San Diego State University. A new trolley station is located in La Mesa at 70th Street and Alvarado Road. In FY 04/05 MTDB continued construction of the 70th Street Trolley station and the related tracking. Information bulletins to surrounding residents and businesses kept the public abreast of the Trolley project progress. The Mission Valley East Line began operation in July 2005.

La Mesa West City Focus Group

Over the past years, staff members from City departments responsible for service delivery have met as needed to pursue and promote revitalization of west La Mesa. The departments represented on the Focus Group include Police, Fire, Public Works, Community Development and Community Services. The aim of this group is coordinate the delivery of municipal services to the West End neighborhood to maximize the community benefit.

Public Opinion Survey 2004

Every two years, the City conducts a public opinion survey of La Mesa residents. The most recent survey was published in March of 2004. The survey was conducted via mail-out mail-back questionnaire to 4,000 La Mesa households. The survey response rate was 29%. The executive summary of the Public Opinion Survey is provided as Attachment B.

Citizen Summit

On February 26, 2005, the La Mesa City Council hosted a community-wide summit to seek out the ideas and identify the issues of the citizens. Responding to an invitation from the Mayor and City Council, about 100 La Mesa residents, business owners and community leaders gathered at the Coleman College campus for an all-day workshop.

The summit was a dialog between the City Council members and the community on key issues and opportunities facing La Mesa. The session was facilitated by City staff, based on a model developed for five previous summits. After identifying the City's assets and past successes, participants were asked to share their hopes, dreams and expectations for La Mesa. By identifying specific issues that the Mayor and City Council need to address, the citizens assumed the role of civic partners with their government in helping shape La Mesa's future.

The summit was organized to seek input on the desired direction and goals for La Mesa over the next five years and on specific issues targeted for action during the next one to two years. The workshop also provided an opportunity to increase citizen awareness about the issues and challenges facing the city government and the community.

The following are the two-year goals and targets for action that were developed based on the responses of the participants.

A. Safe Community

- Continue focused traffic enforcement programs to address specific safety issues and locations, and coordination with neighborhood traffic calming program. (Police Dept.)
- Implement the traffic calming program through the Traffic Commission and the prioritized list of streets scheduled for evaluation and community input. (Public Works Dept.)
- Improve maintenance of property through target code enforcement programs. (Community Development)
- Complete Prop. D construction of Fire Station 11/Emergency Operations Center and relocation back in permanent facility from temporary quarters. (Fire Dept./Public Works/Comm. Dev.)
- Complete design and construction of Prop. D Fire Station 13 remodel. (Fire Dept./Public Works/Comm. Dev.)
- Identify and pursue sources of grant funding for assisting with providing for equipment and technology for the new Prop. D Emergency Operations Center at Stations 11 and at the new Police Station (Fire Dept./Police Dept.)
- Complete design and construction plans for new Prop. D Police Station. (Police Dept./Public Works/Comm. Dev.)
- Provide ongoing, target specific special enforcement operations to address emerging or continuing significant crime issues in the community and provide regular reports on these operations to the City Council and community. (Police Dept.)
- Work with MTS and SANDAG to secure funding and implementation of video security cameras at all La Mesa trolley stations. (Police Dept./Comm. Dev.)
- Pursue grant funding and participate in regional efforts to secure resources for local implementation of Homeland Security responsibilities and to assist with meeting local responsibilities for disaster preparedness. (Fire Dept./Police Dept.)
- Participation in analysis and evaluation of plans for regional fire service consolidation and distribution of regional funding for fire safety programs and equipment. (Fire Dept.)

Maintain a Financially Sound and Affordable City Government

- Continue to evaluate revenue enhancement alternatives to sustain existing levels of public service and the quality of life in the community. (Administrative Services)
- Continue to monitor and complete annual update of the approved user fee policies. (Administrative Services)
- Continue to track and take steps necessary to protect State funding take-backs and VLF IOU's. (Administrative Services)
- Continue to monitor the use of Prop. D bond funds and provide staff support for the Citizen Bond Oversight Committee. (City Manager/Administrative Services)
- Development and production of marketing strategies and materials for the City's Economic Development strategies. (Community Development)
- Evaluate and prepare a recommendation for the consideration of Development Impact Fees related to infrastructure needs in the areas of: sanitary sewer facilities and capacity, storm water management, congestion management and transportation facilities, and fire safety apparatus. (Public Works Dept./Fire Dept./City Manager)
- Continue to actively pursue resolution of an appropriate distribution of Prop. 172 public safety funds. (Fire Dept./Police Dept./City Manager)
- Evaluate the alternatives for restructuring debt and development of long-term financial strategies for the Redevelopment Agency. (Admin. Services Dept./Comm. Dev. Dept./ City Manager)

Continue to improve high quality municipal services

- Complete a Community Survey in 2006 and Community-wide Summit in 2007. (City Mgr.'s Office)
- Continue to pursue funding alternatives for a new library and development of a community support/funding group. (City Mgr.'s Office/Comm. Service Dept.)
- Refine and adjust performance measures in each department to streamline the data collection and evaluation process. (All Depts.)
- Development and implement organizational and staff development strategies to address issues of employee retention and projected retirement trends. (City

Mgr's Office/Admin. Services Dept.)

- Complete negotiations for early renewal of the franchise agreement with Cox Communications. (City Mgr.'s Office/Admin. Services Dept.)
- Analyze best options for reuse of existing Police Station site and alternative for implementation of Civic Center Master Plan objectives. (City Mgr.'s Office/Comm. Dev./Admin. Services Dept.)

Revitalize neighborhoods and corridors

- Plan and implement transit oriented development for the Grossmont/MTDB Station. (Community Development)
- Develop plans to build, construct, and finance a new Post Office/Interim Library facility on the Civic Center block. (City Mgr.'s Office/Comm. Dev. Dept.)
- Seek opportunities for increased home ownership and affordable housing, through both rehabilitation and new construction. (Community Development)
- Implement and market the Mixed Use Urban development concept to encourage private investment along transit corridors to improve the pedestrian environment and to redevelop under utilized properties in conformance with the La Mesa General Plan. (Comm. Dev. Dept.)
- Complete construction plans and seek funding for public improvements on University Avenue. (Community Development/Public Works)
- Implement the approved Lease Agreement with the developer and complete construction of the senior housing project on the Briercrest project site. (Comm. Dev. Dept.)
- Develop strategy for the appropriate use of the remaining undeveloped parcel on the Briercrest site in accordance with objectives of The Parks Master Plan (Comm. Dev. Dept./Comm. Services Dept./City Mgr.'s Office)
- Continue to investigate strategies for redevelopment of Grossmont Center. (City Mgr.'s Office/Comm. Dev. Dept.)
- Update a sign program for the Civic Center Master Plan and the citywide entry signs. (City Mgr.'s Office/Comm. Dev.)

- Develop an updated master plan for the streetscape and public improvements needed in the Downtown Village and Civic Center areas. (Comm. Dev. Dept./Public Wks. Dept./City Mgr.'s Office)
- Preparation of master plans for infrastructure needs in the community, including the sewer system, storm drain system, streets and roads, and pedestrian facilities. (Public Wks. Dept.)
- Work with the owners of the San Diego RV Resort property in the Alvarado Creek Redevelopment Project to evaluate a master plan for development of a transit oriented mixed-use development on the site. (Comm. Dev. Dept./City Mgr.'s Office)

Enhanced recreation opportunities

- Monitor environmental cleanup of Waite Dr. site and investigate funding opportunities for site acquisition and development for park. (Community Services)
- Complete construction plans for park improvements and implement an agreement with the Boys and Girls Club for a Teen Center at Highwood Park. (Comm. Services Dept./Public Works Dept.)
- Complete construction of final phase of the Junior Seau Sports Complex. (Public Works Dept.)
- Complete fundraising and construct Briercrest Park Phase II improvements. (Comm. Services Dept./Comm. Dev. Dept./Public Works)
- To ensure future income for park maintenance, pursue private partnerships to develop income from city owned properties. (Comm. Services Dept./Comm. Dev. Dept.)
- Complete playground improvements for Rolando Park. (Comm. Services Dept./Public Works Dept.)
- Develop alternative strategies for acquisition and construction of "pocket parks" in the areas experiencing newer higher density infill residential development. (Comm. Dev. Dept./Comm. Services Dept./ Public Works Dept.)

Effective and efficient traffic circulation and transportation

- Continue to work with MTDB to complete the public improvements in La Mesa for the Mission Valley East extension. (Public Works Dept.)

- Develop and implement sidewalk improvement and replacement policies as part of citywide walkability project. (Public Works)
- Seek Federal, State, and regional funding to improve pedestrian circulation throughout the community. (Public Works Dept./Comm. Dev. Dept.)
- Develop an effective strategy for annual implementation of improvements required by the City's ADA Transition Plan. (Public Works Dept.)
- Develop of plan for use of Transnet Extension funds. (Public Works Dept.)
- Evaluate alternative strategies for re-establishing a local transportation shuttle to do a better job of connecting key destinations in La Mesa with residents and regional transit facilities. (Comm. Services/Comm. Dev./City Mgr.'s Office)
- Continue to monitor implementation of the West Side Shuttle service by MTS and to actively participate in regional transit planning to help insure La Mesa residents and businesses are effectively served by regional transit services. (Comm. Dev. Dept./Public Works Dept.)
- Continue to work with the appropriate Federal and local agencies to complete the design and construction of the High Street Under Crossing. (Public Works Dept./Comm. Dev. Dept./City Mgr.'s Office)

University Avenue Streetscape Enhancements

The City is soliciting public input for the design of streetscape enhancements for the University Avenue corridor. Initiated in the spring of 2005, the one year program will result in a plan that has been fully vetted by the adjacent business community and the surrounding neighborhoods.

Other Public Participation Efforts

In addition to the Citizen Summit, the City works with a number of community-based special interest advisory groups. Some of these groups are sponsored by the City including, the Planning Commission, the Design Review Board, the Historic Preservation Commission, the Commission on Aging, and the Youth Commission. Other groups are private non-profit organizations promoting their area of interest, such as the La Mesa Village Merchants Association, La Mesa Beautiful and the La Mesa Historical Society. These well established citizen-driven special interest groups work with the Council and staff to further the City's goals for citizen participation.

Consolidated Plan for Community Development 2006-2010

During the 2004/2005 program year, the City was engaged in an update of the Consolidated Plan for Community Development. In September 2004, a meeting was held at the La Mesa Community Center to solicit input from the public about the City's housing and community development needs. The following is a summary of the issues identified by the public participants. These issues formed the basis of the goals and program contained in The Consolidated Plan. In addition to the public meeting, the Consolidated plan was reviewed and adopted by the City Council at two public hearings held in the spring of 2005.

Community Development Needs

- Senior services, transportation program, care management, nutrition program, day care
- Services for low income youth
- Homeless shelter, resource, and call center
- Access to alternative transportation
- Public safety, police patrol, neighborhood watch, pedestrian access and safety
- Infrastructure, streetlights, storm drains, sidewalks, parks, gymnasium
- After-school programs
- Emergency transportation

Housing Needs

- Shared Housing
- Keep current condominium conversion ordinance
- Increase residential density
- 1% real estate transfer tax to City General Fund for housing
- Inclusionary requirement for condominium conversion for seniors
- Research sources of funds for housing and assess if the City needs to switch priority
- Senior housing

- Educational programs e.g. homeownership counseling, credit counseling, loan options
- Unlimited condominium conversion should be permitted
- Eminent domain of dilapidated housing
- Municipal acquisition of multi-family housing
- Low income rental housing
- Transitional housing
- Fair housing services
- Non-profit housing development
- Lease-to-purchase program – linking young families with seniors

FY 2004/2005 Annual Plan of the Consolidated Plan for Community Development

Every year the City conducts public hearings to solicit public comments on the allocation plan for the CDBG program. This past year, meetings were held on February 8, April 12 and April 26, 2005. A summary of the draft plan, including the project names and funding levels is also published. No comments from citizens were received.

Annual Report on the Consolidated Plan for Community Development

A notice was published in a newspaper of general circulation, announcing the availability of the Annual Report for review by the public. No comments from the public were received. The Annual Report was reviewed by the La Mesa City Council on September 27, 2005.

H - Self Evaluation and Assessment

To assess the City's performance, staff reviewed both the long-term goals of the Consolidated Plan for Community Development, as well as the short-term goals of the annual plan. The City has made significant progress in moving towards and meeting most of the goals. Excluding program administration and the fair housing program, 100% of the expenditures for FY 2004/2005 benefited lower income people.

Affordable Housing Evaluation

Housing Rehabilitation

The target for the HOME-funded housing rehabilitation program is between 5 and 10 owner households assisted per year. In FY 2004/05, one rehabilitation loan was completed.

Rental Assistance

Section 8 vouchers grew by 67 households for a total of 735 households served in La Mesa. Twenty families received rental assistance through a special HOME-funded program. Households eligible for rental assistance are very low and low income.

Support Services

The City met its annual plan goals in the area of public services to people with special needs.

New Construction/Acquisition

There are no specific goals in the annual plan related to acquisition or new construction. The city continues to seek out opportunities where this type of project could be successfully implemented.

First Time Home Buyers

Four households purchased housing in La Mesa this past year using the City's First-time Homebuyer program.

Community Development

The City has undertaken 3 long-term and costly public improvement projects, El Cajon Boulevard Revitalization, The PARKS project and Downtown Economic Development. These are multi-year projects that will proceed as funding becomes available. This past year, phase 2 of the PARKS project was completed. New private-sector redevelopment activity is beginning to occurring along El Cajon Boulevard as a result of the City's efforts over the past several years.

Anti-Poverty Strategy

As a small city, La Mesa's actions have little direct impact on reducing the number of poverty level families. The effects of the policies of the County, the State and the Federal governments have a much greater impact. However, the existing housing stock

in La Mesa is relatively affordable and the City continues to support the production of new affordable housing. In addition, the City sponsors programs for special needs populations, housing rehabilitation and community development. The City is pursuing an economic development strategy to retain and expand local business opportunity. This long-term project is aimed at providing a full spectrum of jobs in the community. These activities could have a positive impact on very low-income families.

Efforts to Address "Worst Case" Needs

Approximately one in five La Mesa residents is a senior citizen. As a group, La Mesa's senior citizens are more likely to be lower income and have difficulties with housing and meeting demands of the activities of daily living. The City funds several public service programs that provide assistance to seniors in the areas of housing, meals and care management. In addition, the Housing Rehabilitation Program clients are primarily low-income senior single female households, which lack the financial and organizational resources to manage routine home maintenance activities.

Efforts to Address the Needs of the Disabled

Two of the City's public services activities specifically address the needs of the disabled. The Challenge Center provides affordable physical therapy sessions to people, who no longer have insurance coverage. The Challenge Center is located in a City-owned building, for which the program pays a nominal fee for rent. In addition, \$8,000 a year of CDBG- funded program support is provided. A small contribution is made the East County Children's Disability Council, an advocacy and support group for families with a disabled child.

Each year, the City makes repairs and improvements to public buildings, sidewalks and traffic signals to increase access for persons with disabilities. The program is supported with CDBG funding and with other City resources.

Actions Taken To Address Obstacles To Meeting Underserved Needs

One of the most pressing underserved needs in the San Diego region is affordable housing. An obstacle to meeting this need is the lack of land zoned for higher-density residential development. During program year 2003/2004, the City completed the Mixed Use Strategic Implementation Plan for the City's transit corridors. The goal of this planning program was adoption of mixed use zoning with a high-density residential component. New zoning regulations, adopted by the City Council in November of 2003 was applied to approximately 600 parcels with substantial under-utilized development capacity. A marketing program to experienced mixed use developers resulted in an increase in inquires about the new program. At the present time approximately 170

new housing units are in various stages of the approval process.

Compliance and Monitoring

City staff is responsible for monitoring compliance with CDBG and HOME program regulations. This responsibility starts at the time projects are proposed for funding. All funded projects have been screened for compliance with the national objective and the list of eligible activities.

Staff conducts the environmental review as soon as an adequate project description is available. This assures that environmental compliance is completed prior to expenditure of funds.

Capital improvement projects require compliance with prevailing wage law. Engineering Department staff uses an attachment to the bid documents that includes information about Davis/Bacon, Fair Labor Standards Provisions and Section 3 requirements. Field monitoring of labor standards and administration of payroll reporting is primarily handled by Engineering Department staff, who are responsible for project implementation. For large or complicated projects, the City has retained the services of a consultant with specialized expertise in labor standards compliance.

Each subrecipient has a standard contract and specialized statement of work based on the services provided. Submission of quarterly progress reports is required prior to payment of invoices. Periodically staff visits the offices of the sub-grantees to monitor contract compliance.

The City's Finance Department operates a Financial Management System that maintains control over grant expenditures and reporting. Community Development staff interfaces with the IDIS program to process draw-downs and CAPER reporting.

The tables below summarize the five-year objectives from the Consolidated Plan and the annual goals and achievements for Fiscal Year 04/05.

Summary of Specific Homeless/Special Populations Objectives

Needs Category	Specific 5 Year Objectives	FY 04/05 Goal/ Achievement
Homeless	The City will provide assistance to approximately 50 persons through the Regional Cold Weather Shelter Voucher Program	Five La Mesa families were assisted with hotel vouchers.
Elderly	The City will provide senior services to 2,600 seniors through the Meals on Wheels, Catholic Charities, Senior Meals Program, Elderhelp and Alzheimer's Association.	520/796
Youth	In cooperation with the YMCA, the City will assist in the provision of child care for 10 households.	2/9
Youth	The City will help to provide services to "at-risk" youth in a partnership with San Diego Youth and Community Services.	40/300
Victims of Domestic Violence	The City will provide financial support to the Center for Community Solutions to assist 160 households affected by domestic violence.	32/61
Disabled	The City will assist 750 persons with disabilities by supporting the Challenge and Access Centers.	150/45

Summary of Specific Housing and Community Development Objectives

Needs Category	Specific 5 Year Objectives	FY 04/05 Goal/Achievement
<i>Five-Year Housing Objectives</i>		
Housing - Owner	Provide 45 rehabilitation loans.	8/1
Housing - Owner	Provide 15 Historic Preservation loans.	3/0
Housing - Owner	Help to acquire and rehabilitate 4 single family homes.	4/0
Housing - Owner	Assist 11 first-time homebuyers.	2/4
Housing - Renter	Conserve the affordability of the 218 affordable units in Murray Manor.	218/218
Housing - Renter	Continue to provide Section 8 rent certificates or vouchers to at least 429 households.	429/755 735-section8 20-HOME funded
Housing - Renter	Assist in the construction of 30 units.	5/0
<i>Five-Year Community Development Objectives</i>		
Economic Development	Provide 10 business loans to support commercial/industrial rehabilitation.	2/0

Infrastructure Improvements	<p>Improve streets and sidewalks, particularly in the Redevelopment Project Areas and the West End Revitalization Area.</p> <p>Replace and remodel Fire Station 11.</p> <p>Continue to provide sidewalk and pedestrian ramp improvements to help meet ADA standards for access.</p>	<p>Williamsburg storm drain projects completed in West End neighborhood</p> <p>Fire station 11 under construction</p> <p>Improvements to sidewalks in downtown neighborhood completed</p>
Community Facilities	<p>Assist in the construction of new park and recreational facilities as part of the PARKS project. The project will involve the development of the La Mesita Sports Complex and development of Briercrest Park to accommodate seniors and the physically disabled.</p>	<p>Briercrest Park construction completed</p> <p>Design work for Highwood Park initiated</p> <p>ADA compliant walkway and bathroom and kitchen remodel at La Mesa Senior Center</p>
Youth Services	<p>In cooperation with the YMCA, assist in the provision of child care for 10 households.</p> <p>Help to provide services at the Gatehouse for 200 youth.</p>	<p>2/9</p> <p>40/300</p>
Senior Services	<p>Provide senior services to 2,600 seniors through the Meals on Wheels program, Mesa-Valley-Grove Senior Programs, and Elderhelp Programs.</p>	<p>520/796</p>
Fair Housing Services	<p>In cooperation with Heartland Human Relations & Fair Housing Association, provide fair housing and tenant-landlord counseling services to 2,800 persons</p>	<p>560/203</p>

Program	Estimated 5 Year Expenditure	FY 04/05 Expenditure
Anti-Crime Programs: Overall	\$0	\$0
Anti-Crime Sub-Categories		
Crime Awareness (05I)		
Economic Development Programs: Overall	\$250,000	\$0
<i>Economic Development Sub-Categories</i>		
Rehabilitation; Publicly or Privately-Owned Comm/Ind (14E)	\$250,000	
CI Land Acquisition/Disposition (17A)	\$0	
CI Infrastructure Development (17B)	\$0	
CI Building Acquisition, Construction, Rehabilitation (17C)	\$0	
Other Commercial/Industrial Improvements (17D)	\$0	
ED Direct Financial Assistance to For- Profits/Job Creation (18A)	\$0	
ED Technical Assistance (18B)	\$0	
Micro-Enterprise Assistance (18C)	\$0	
Infrastructure: Overall	\$750,000	\$22,112
<i>Infrastructure Sub-Categories</i>		
Flood Drain Improvements (03J)	\$0	\$1,235
Water/Sewer Improvements (03J)	\$0	
Street Improvements (03K)	\$375,000	\$14,175

Sidewalks (03J)	\$375,000	
Tree Planting (03N)	\$0	
Removal of Architectural Barriers (10)	\$0	\$6,702
Planning and Administration: Overall	\$375,000	\$77,675
Public Facilities: Overall	\$2,112,500	\$62,151
Public Facilities Sub-Categories		
Public Facilities and Improvements (General) (03)	\$12,500	
Handicapped Centers (03B)	\$0	
Neighborhood Facilities (03E)	\$0	
Parks, Recreational Facilities (03F)	\$1,100,000	\$62,151
Parking Facilities (03G)	\$0	
Solid Waste Disposal Improvements (03H)	\$0	
Fire Stations/Equipment (03O)	\$1,000,000	
Health Facilities (03P)	\$0	
Asbestos Removal (03R)	\$0	
Clean-up of Contaminated Sites (04A)	\$0	
Interim Assistance (06)	\$0	
Non-Residential Historic Preservation (16B)	\$0	
Privately Owned Utilities (11)	\$0	

Public Services: Overall	\$180,000	\$38,500
<i>Public Services Sub-Categories</i>		
Public Services (General) (05) – Battered and Abused Spouses	\$10,000	\$4,000
Public Services (General) (05) – Fair Housing Services/Tenant-Landlord Counseling	\$120,000	\$23,000
Handicapped Services (05B)	\$50,000	\$11,500
Legal Services (05C)	\$0	
Transportation Services (05B)	\$0	
Substance Abuse Services (05F)	\$0	
Employment Training (05H)	\$0	
Health Services (05M)	\$0	
Mental Health Services (05O)	\$0	
Subsistence Payments	\$0	
Screening for Lead-Based Paint/Lead Hazards (05P)	\$0	
Senior Programs: Overall	\$235,000	\$225,094
<i>Senior Programs Sub-Categories</i>		
Senior Centers (03A)	\$50,000	\$177,159
Senior Services (05A)	\$185,000	\$47,935
Youth Programs: Overall	\$55,000	\$11,917
Youth Centers (03D)	\$0	
Child Care Centers (03M)	\$0	
Abused and Neglected Children Facilities (03Q)	\$0	

Youth Services (05D)/ Gatehouse	\$25,000	\$3,750
Child Care Services (05L)	\$30,000	\$8,167
Abused and Neglected Children (05N)	\$0	
Other: Overall	\$0	
<i>Other Sub-Categories</i>		
Urban Renewal Completion (07)	\$0	
CDBG Non-Profit Organization Capacity Building (19C)	\$0	
CDBG Assistance to Institutes of Higher Education (19D)	\$0	
Repayments of Section 108 Loan Principal (19F)	\$0	
Unprogrammed Funds (22)	\$0	
Code Enforcement	\$0	